



## York Gardens, Birkdale, Southport PR8 2TX

Only by an internal inspection may the many outstanding features of this truly exceptional, detached modern house be fully appreciated. Located to the shore side of Birkdale, this property would appeal to a buyer looking for a fantastic, low maintenance home within easy walking distance of Birkdale village.

Much improved by the current owner, the gas centrally heated and double glazed accommodation is arranged over two floors and briefly comprises: Hall, Cloaks/WC, Living Room, magnificent open plan Living/Dining Kitchen with island unit and integrated appliances including instant hot water tap, fridge, freezer, dishwasher, double oven and hob, separate Utility Room and Store Room to the ground floor. There are four Bedrooms, (one with En-Suite Shower Room) and a family Bathroom to the first floor.

Accessed via bi-folding doors from the kitchen, the landscaped rear garden is a particular feature, offering a south easterly aspect, arranged with paved patio, shaped lawn, well stocked shrub borders and vegetable patch. A block paved driveway provides off road parking to the front and leads to the Garage. York Gardens is a cul de sac off York Road, conveniently placed for accessing the many shops, bars, restaurants and amenities of Birkdale Village, together with the railway station on the Southport/Liverpool commuter line.

**Price: £475,000 Subject to Contract**



**Ground Floor:**

**Hall**

**Cloakroom/WC** - 2.01m x 1.14m (6'7" x 3'9")

**Living Room** - 4.8m x 3.56m (15'9" x 11'8")

**Kitchen/Dining Room** - 5.94m x 7.01m (19'6" x 23'0")

**Utility Room** - 2.67m x 1.57m (8'9" x 5'2")

**Store Room** - 3.63m x 2.67m (11'11" x 8'9")

**First Floor:**

**Landing**

**Bedroom 1** - 5.94m x 3.15m overall (19'6" x 10'4")

**Bedroom 2** - 3.56m x 3.25m plus recess (11'8" x 10'8")

**En-Suite** - 2.51m x 1.22m (8'3" x 4'0")

**Bedroom 3** - 2.62m plus recess x 2.29m (8'7" x 7'6")

**Bedroom 4** - 3.73m x 2.06m (12'3" x 6'9")

**Bathroom** - 2.51m x 1.8m (8'3" x 5'11")

**Outside:**

Accessed via bi-folding doors from the kitchen, the landscaped rear garden is a particular feature, offering a south easterly aspect, arranged with paved patio, shaped lawn, well stocked shrub borders and vegetable patch. A block paved driveway provides off road parking to the front and leads to the Garage measuring 5.21m (17'1") x 2.67m (8'9").

**Council Tax:**

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E).

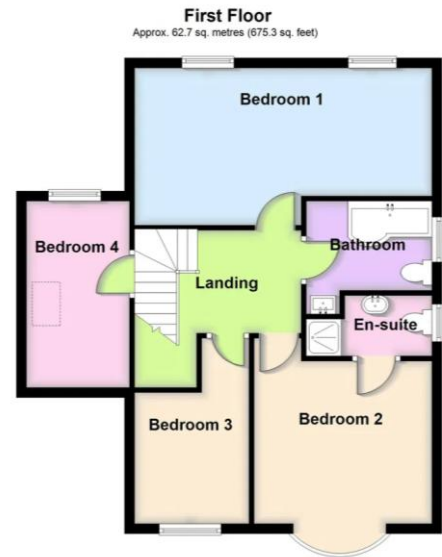
**Tenure:**

Freehold

**NB:**

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.