



Birkdale Cop, Southport, PR8



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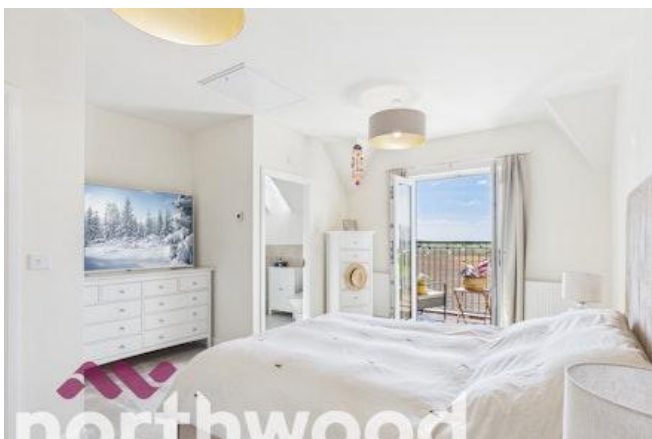
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## Offers over £325,000

- TURN KEY READY!
- Modern Three-Storey Town House
- Open Plan Family Living
- Three Double Bedrooms
- Bespoke Fitted Wardrobes
- Full Security Systems & Alarm
- Hive Heating Systems
- Amtico Flooring & Feature LED Lighting
- Freehold
- EPC rating B



Set on the highly desirable Birkdale Cop, this beautifully presented three-bedroom townhouse offers stylish, contemporary living with exceptional views across the Moss and surrounding farmland. Arranged over three floors, the property is thoughtfully designed to maximise space and natural light.

The ground floor opens with a welcoming hallway, leading through to an impressive open-plan kitchen and living area stretching over 29ft; an ideal space for both everyday living and entertaining. The kitchen is modern and well-appointed benefitting from a full range of integrated appliances and feature LED cabinet lighting. The whole downstairs is finished with Amtico flooring, seamlessly connecting the main living spaces which enjoy plenty of natural light from dual aspects. The ground floor also benefits a large WC/utility adding to the flexibility and versatility ideal for families.



The first-floor hosts two well-proportioned bedrooms, both served by a stylish family bathroom. These rooms are ideal for children, guests, or a home office setup, offering flexibility to suit a range of lifestyles. A Juliet balcony, accessed from the 2nd bedroom, allows you to enjoy the beautiful scenery from multiple vantage points.

Occupying the entire top floor, the principal bedroom provides a private retreat, complete with en-suite shower room and direct access to its own balcony. This elevated position makes the most of the stunning open outlook, offering uninterrupted views across fields and the Moss; perfect for relaxing at any time of day.

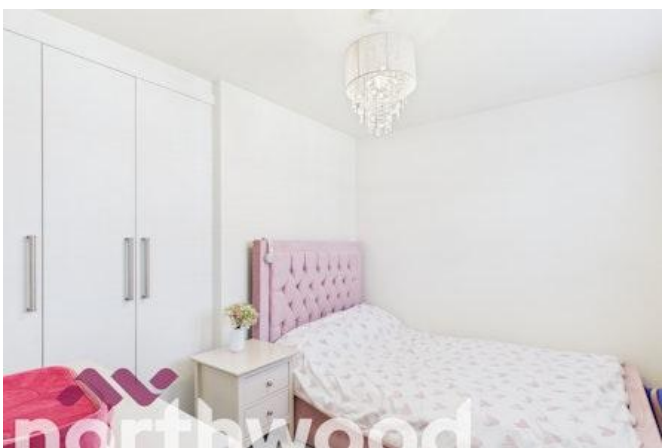
The property has been finished to the highest of standards throughout with a range of high-quality fixture and fittings including, hive heating systems, full security systems and alarm.

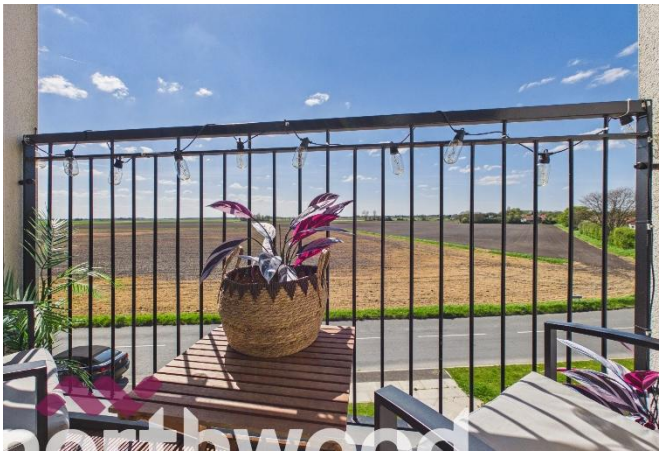
Externally, to the front the property benefits from a neatly maintained frontage, and off-road parking for multiple cars provided via a large driveway and detached garage. To the rear is a sun-catching garden, ideal for entertaining or peaceful evenings in an attractive residential setting. The location perfectly balances a tranquil, semi-rural feel with convenient access to local amenities, transport links, and schools.

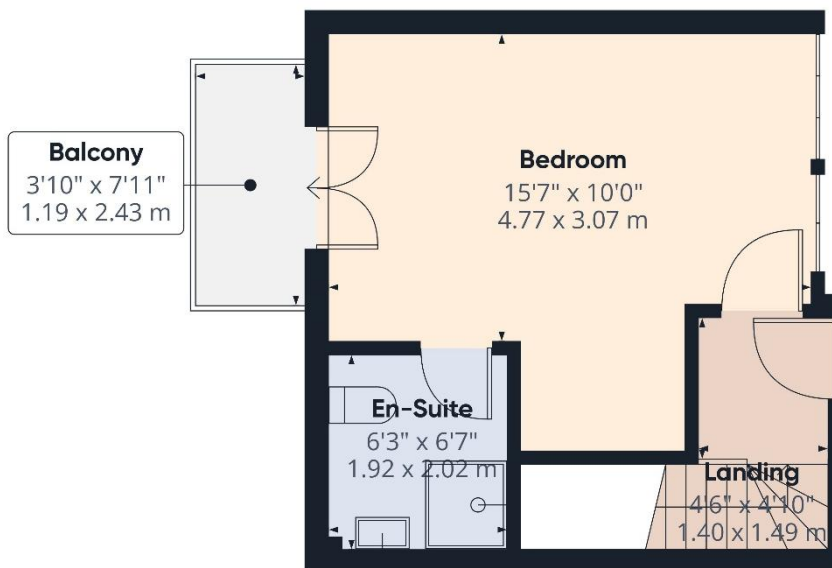
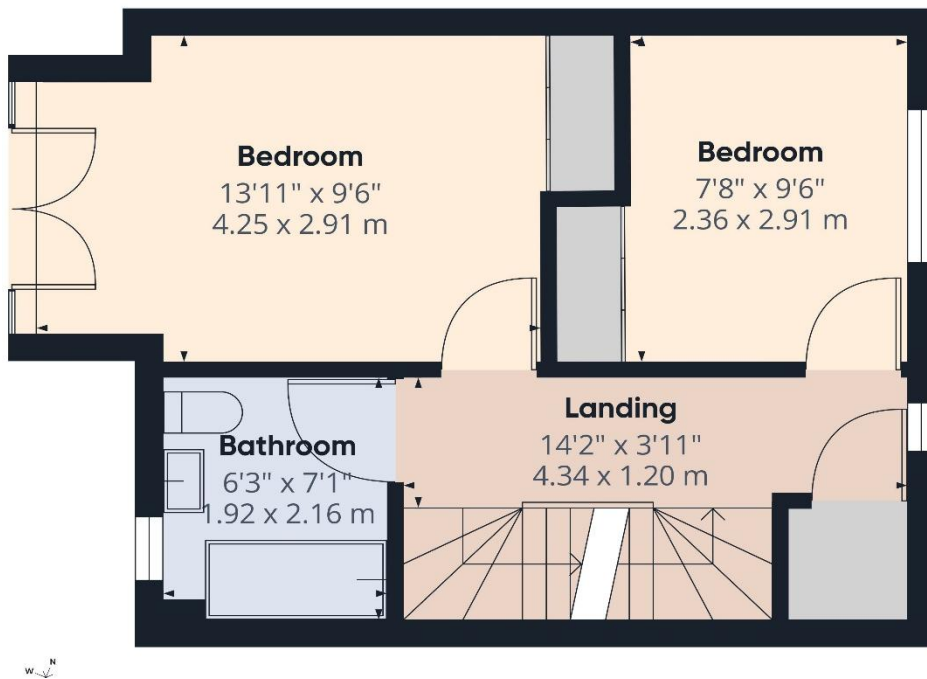
A rare opportunity to acquire a modern, move-in-ready home with exceptional views and versatile living space. Early viewing is highly recommended.

### Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.









Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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