

For Sale

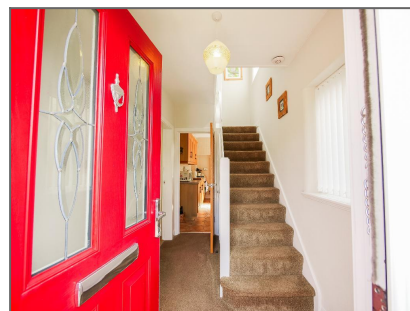
Ranelagh Drive, Birkdale, PR8 3EP



£230,000 - Available

3 bedroom Semi-Detached

- ✓ **Three Bedroom Semi-Detached**
- ✓ **Three Good Sized Bedrooms**
- ✓ **Extensive & Attractive Garden**
- ✓ **Viewing Absolutely Essential**
- ✓ **Two Reception Rooms**
- ✓ **Great Location for Birkdale and Ainsdale**
- ✓ **Driveway Parking**
- ✓ **EPC Rating - 'D'**



Description

Nestled in a desirable location between Birkdale and Ainsdale, this delightful three bedroom semi-detached home offers the perfect blend of comfort, character, and practicality.

Step into a welcoming entrance hall that sets the tone for the rest of this lovely home. The ground floor features two spacious reception rooms: a bright and airy living room, and a versatile lounge/dining room with sliding doors that open out onto the rear garden, perfect for entertaining or relaxing.

The kitchen is well appointed and stylishly finished, complete with built in fridge and freezer, making everyday living easy and efficient.

Upstairs, you'll find three good sized bright bedrooms, a modern, well-finished family bathroom and the added convenience of a separate toilet.

Outside, the large rear garden is full of charm, boasting a variety of plants and flowers, and even a quaint summer house, ideal for enjoying peaceful moments in the warmer months. To the front, a spacious driveway provides ample off-road parking for multiple vehicles.

This property is located in the middle both Birkdale and Ainsdale. These two places are known for their vibrant, characterful villages, each offering a great selection of restaurants, cafes, independent shops, and essential amenities.

Excellent transport links from both villages provide easy access to Southport, Liverpool, and beyond, making this a convenient spot for commuters and families alike.

A wonderful opportunity to own a home in a sought-after area, offering both tranquility and convenience.

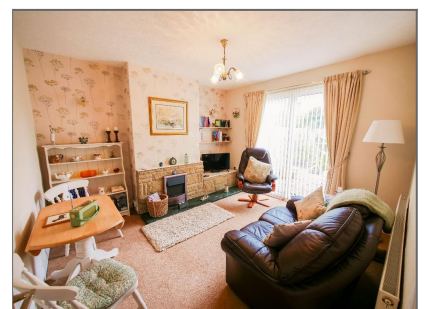
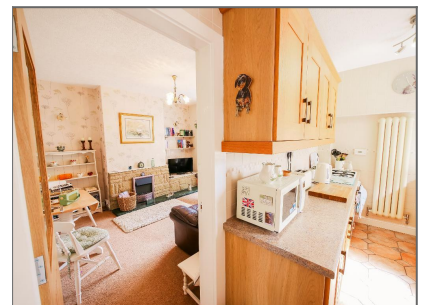
Location

Leave Bailey Estates and travel south along Liverpool Road for over one mile and continue just past where Liverpool Road meets Waterloo Road. At the traffic lights just after this junction take a left turn into Carr Lane and first right in to Leybourne Avenue. Once in Leybourne take a 1st left turn down Ranelagh Drive and the property can be located on the left easily identified by a Bailey Estates 'FOR SALE' board.

Ground Floor

Entrance Hall - 9' 8" x 5' 5" (2.97m x 1.67m)

Living Room - 12' 0" x 11' 9" (3.66m x 3.6m)



Lounge/Dining Room - 11' 2" x 11' 11" (3.42m x 3.64m)

Kitchen - 12' 3" x 6' 2" (3.75m x 1.88m)

First Floor

Bedroom 1 - 8' 11" x 13' 11" (2.73m x 4.26m)

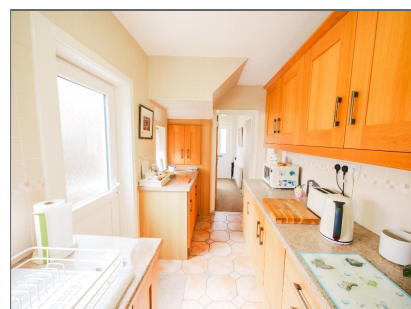
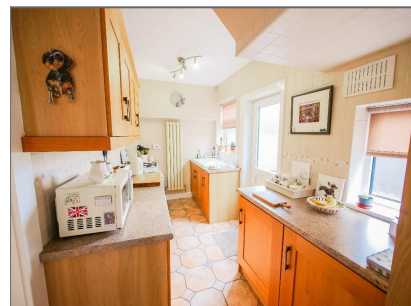
Bedroom 2 - 10' 0" x 10' 5" (3.06m x 3.19m)

Bedroom 3 - 8' 4" x 7' 5" (2.56m x 2.27m)

Landing - 7' 8" x 7' 4" (2.35m x 2.25m)

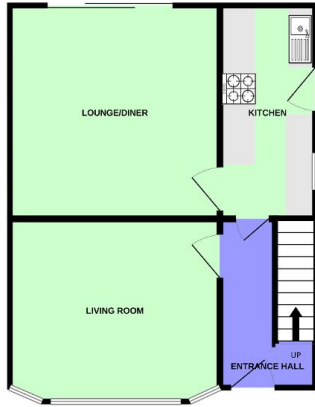
Bathroom - 5' 4" x 7' 4" (1.65m x 2.25m)

W/C - 4' 8" x 2' 6" (1.43m x 0.77m)

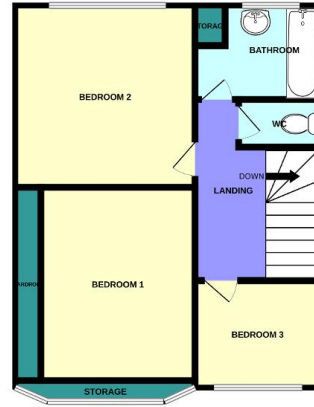


Floorplans

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band C
Local Authority Sefton

Tenure: Freehold

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.