

For Sale

York Road, Birkdale, PR8 2AY



**Offers in Region of £245,000 -
Sold Subject to Contract**

2 bedroom Bungalow

- ✓ **Detached Bungalow**
- ✓ **Birkdale Village Location**
- ✓ **Shower Room**
- ✓ **Off Road Driveway Parking**
- ✓ **2 Bedrooms**
- ✓ **Separate Rear Utility Room**
- ✓ **Low Maintenance Garden**
- ✓ **EPC Rating - 'E'**



Description

Bailey Estates is delighted to present this charming 2-bedroom detached bungalow, ideally situated on York Road in the heart of Birkdale Village. Known for its vibrant community, Birkdale offers an array of local shops, cafés, and restaurants, as well as excellent transport links, including the Birkdale railway station with regular services to Southport and Liverpool. The village's picturesque setting, combined with its convenient location, makes it a highly desirable location.

The property is approached via a neat front lawn, complemented by a private driveway offering off-road parking. A gated side entrance leads to the rear garden, providing easy access to this secluded outdoor space.

Inside, the bungalow features a welcoming entrance hallway that connects to two well-proportioned bedrooms, both benefiting from large windows that fill the rooms with natural light. The spacious rear reception room is a standout feature, complete with a cozy fireplace and patio doors that open onto the garden. The shower room, designed in a wet room style, adds a touch of convenience.

The rear kitchen is generous in size and equipped with ample storage from upper and lower cabinets. Two large windows brighten the space, enhancing the well-appointed kitchen with integrated appliances including an oven, microwave, slimline dishwasher, and a 5-ring gas hob with an extractor fan above. Adjacent to the kitchen, a separate utility room offers additional practicality.

The rear garden is a private oasis with a paved patio area, a charming built-in pond, a summer house, and several mature trees. This space provides a wonderful opportunity for the next owner to create their own personal retreat.

This property presents an excellent opportunity for those looking to make their mark on a well-located bungalow in a sought-after village setting.

To arrange your viewing call Bailey Estates today on 01704 564163

Location

Leave Bailey Estates Birkdale office situated in the village and drive through the village over the train tracks to the traffic lights. Turn left at the lights into York Road, then take your 1st right into Victoria Court. The property is tucked away within the right hand corner.

Ground Floor

Storm Porch - 2' 5" x 2' 10" (0.75m x 0.87m)

Entrance Hallway - 6' 5" x 9' 1" (1.97m x 2.79m) (maximum measurements)



Bedroom 1 - 10' 10" x 8' 10" (3.32m x 2.71m)

Bedroom 2 - 14' 6" x 10' 11" (4.42m x 3.33m)

Shower Room - 5' 11" x 6' 3" (1.82m x 1.92m)

Lounge - 14' 9" x 10' 11" (4.52m x 3.33m)

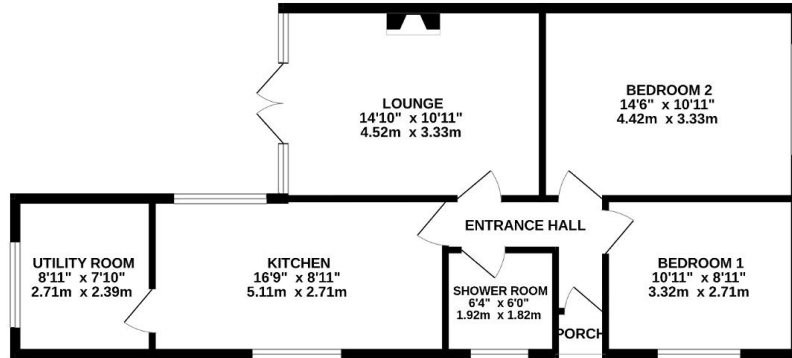
Kitchen - 16' 9" x 8' 10" (5.11m x 2.71m)

Utility Room - 7' 10" x 8' 10" (2.39m x 2.71m)

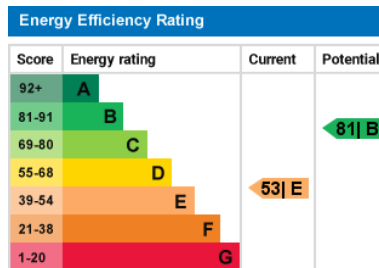


Floorplans

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Additional Information

Council Tax Band C
Local Authority Sefton Council

Tenure: Leasehold of 150 years from 29th September 1994.

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.