

**For Sale**

**Lulworth Road, Birkdale, PR8 2AT**



**Offers in Excess of £204,950 -  
Sold Subject to Contract**

### **3 bedroom Apartment**

- ✓ **3 Bedroom Apartment**
- ✓ **Spacious Throughout**
- ✓ **Private Balcony**
- ✓ **Garage**
- ✓ **No Onward Chain Delay**
- ✓ **Expansive Lounge**
- ✓ **Communal Gardens**
- ✓ **EPC Rating - 'C'**



## Description

Bailey Estates are delighted to present this charming three-bedroom second-floor apartment for sale in Lulworth Lodge on the prestigious Lulworth Road. Perfectly positioned between the highly sought-after Birkdale Village and the vibrant Southport Town Centre, this exceptional home offers the best of both worlds, peaceful surroundings with excellent amenities just moments away. Lulworth Road is renowned for its tree-lined streets, elegant period homes, and proximity to the coast, making it one of the most desirable addresses in the area. The property also benefits from excellent transport links, with both Birkdale and Southport train stations within walking distance, providing direct connections to Liverpool and beyond. Frequent bus routes serve the area, making travel around Southport and further afield effortless.

Upon entering, you are welcomed into a spacious and naturally lit hallway that leads to three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The fully tiled family bathroom includes a walk-in shower, bath, and washbasin, with a separate WC for added convenience. The modern fitted kitchen is well-appointed with stylish contrasting worktops and integrated appliances, including a washing machine, fridge, freezer, electric hob, and oven.

The adjoining dining room is bright and inviting, seamlessly connecting to the generous main lounge, where triple-aspect windows fill the space with natural light. A key highlight of the living area is the sliding patio doors, which open directly onto a private balcony, an ideal spot to unwind and enjoy the surroundings.

Lulworth Lodge is a prestigious and well-maintained development, offering a secure and peaceful setting in one of Southport's most desirable areas. This apartment further benefits from a private garage, providing valuable additional storage and secure parking, an increasingly rare feature in this sought-after location.

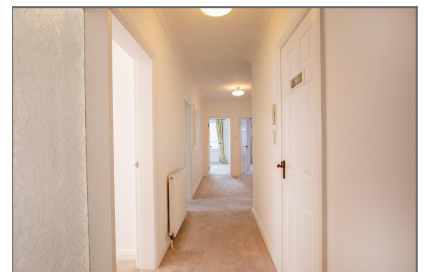
With its spacious layout, modern comforts, and prime position, this is a truly compelling opportunity to own a home in one of Southport's finest addresses. Call Bailey Estates today on 01704 564163 to arrange your viewing!

## Location

Leaving Bailey Estates office head north on Liverpool Road through the village and over the train tracks. Continue for approximately 0.5 miles then at the second set of traffic lights turn right onto Lulworth Road where Lulworth Lodge will be on your right hand side easily identified by a Bailey Estates FOR SALE board.

## Second Floor

**Entrance Hallway - 25' 7" x 6' 7" (7.8m x 2.01m)** (maximum measurement)





**Bedroom 1 - 11' 9" x 8' 5" (3.6m x 2.59m)**

**Bedroom 2 - 11' 10" x 9' 10" (3.61m x 3.02m)**

**Bedroom 3 - 13' 11" x 17' 11" (4.26m x 5.47m)**

**Bathroom - 11' 11" x 6' 7" (3.64m x 2.01m)**

**WC - 5' 10" x 2' 10" (1.8m x 0.88m)**

**Kitchen - 11' 9" x 7' 10" (3.6m x 2.4m)**

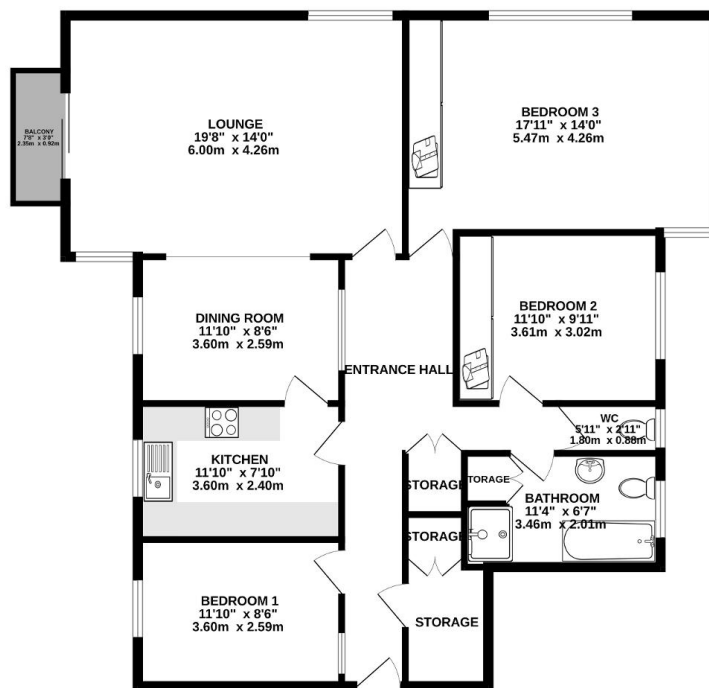
**Dining Room - 11' 9" x 8' 5" (3.6m x 2.59m)**

**Lounge - 19' 8" x 13' 11" (6m x 4.26m)**



## Floorplans

SECOND FLOOR  
1204 sq.ft. (111.9 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Banding - D  
Local Authority - Sefton Council

Tenure: Management fees are £105pcm and T&T Estates manage the flats. Ground rent is £12.50 per year. Leasehold property of 999 years from 25th September 1970.

**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.