

For Sale

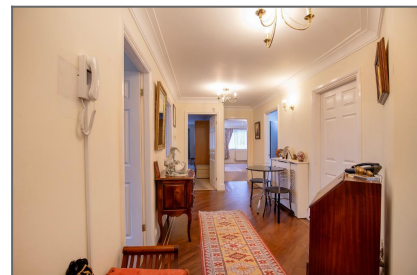
Beechfield Gardens, Birkdale, PR8 2SW



Offers in Excess of £299,999 - Available

3 bedroom Apartment

- ✓ **1st Floor Apartment**
- ✓ **Spacious Reception Lounge**
- ✓ **Modern Fitted Kitchen**
- ✓ **Purpose Built Apartment Block**
- ✓ **Private Garage**
- ✓ **3 Bedrooms**
- ✓ **Bathroom & En Suite Shower Room**
- ✓ **Viewing Highly Recommended**
- ✓ **EPC Band Rating C**



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Bailey Estates is a trading name of
'Nigel Bailey Estates Limited'

Description

Nestled within the sought-after Beechfield Gardens, Bailey Estates present this spacious and well-maintained three-bedroom apartment offers the perfect blend of comfort and convenience. Situated within walking distance of Southport town centre, the bustling Lord Street, and the charming village of Birkdale, this property boasts an enviable location. Residents will also enjoy stunning views over Victoria Park and easy access to Rotten Row, a picturesque pathway leading into Southport's most beautiful green spaces.

Inside the apartment, you'll find a welcoming central hallway, complete with a convenient cloak cupboard and stylish "Karndean" flooring. The generously proportioned reception lounge is bright and airy, with double patio doors opening onto an enclosed uPVC-glazed balcony. This fantastic space allows you to enjoy outdoor views year-round, no matter the weather.

The modern breakfast kitchen is beautifully appointed and features integrated appliances, including a double eye-level oven, a four-ring gas hob, and a dishwasher. The main bathroom is spacious and includes a WC, sink with built-in storage below, and a bath with a shower attachment.

The apartment offers three well-sized double bedrooms, with the master bedroom benefitting from a full suite of fitted wardrobes and its own private en-suite shower room.

This very spacious apartment is briefly comprising to the ground floor of: communal foyer with secure door entry system and stairs and lift to the first floor. There is also a private garage being allocated and offered with this property. Beechfield Gardens also provides private access directly onto Victoria Park, offering scenic views and peaceful walks just steps from your door.

For more information or to arrange an early viewing, please contact Bailey Estates on 01704 564163.

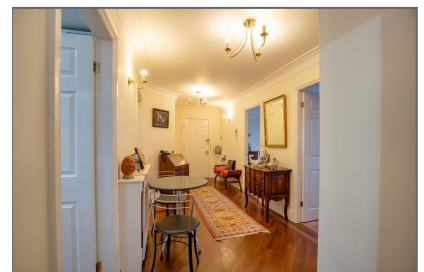
Location

Leave Bailey Estates and head down into the village, over the train tracks and over the main set of traffic light onto Weld Road. Continue along Weld Road until you arrive at the second set of traffic lights where you will turn right onto Lulworth Road. Travel along Lulworth Road for approximately 400 yards. Turn left onto Beechfield Gardens and the Apartment building is situated at the top of the development.

First Floor

Entrance Hallway - 21' 1" x 7' 6" (6.45m x 2.3m)

Reception Lounge - 17' 6" x 16' 1" (5.35m x 4.93m)



Kitchen - 12' 3" x 8' 11" (3.74m x 2.74m)

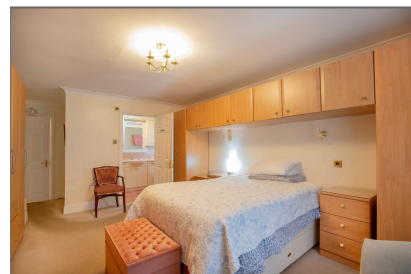
Bathroom - 8' 9" x 8' 2" (2.68m x 2.5m)

Master Bedroom - 20' 11" x 12' 0" (6.4m x 3.68m) Maximum Measurement

En Suite Shower Room - 8' 9" x 4' 5" (2.68m x 1.36m)

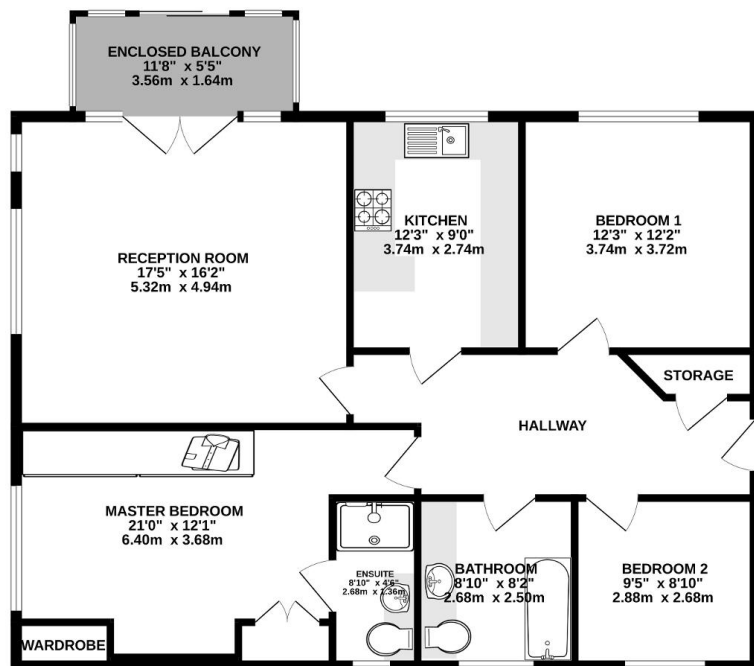
Bedroom 1 - 12' 3" x 12' 2" (3.74m x 3.72m)

Bedroom 2 - 9' 5" x 8' 9" (2.88m x 2.68m)

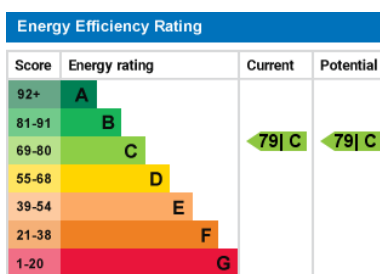


Floorplans

FIRST FLOOR



Whilst 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 E
Local Authority Sefton

Tenure TBC

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.