

For Sale

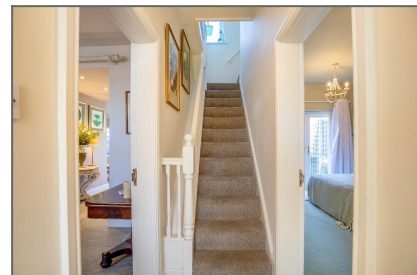
Claremont Road, Birkdale, PR8 4DZ



£360,000 - Sold Subject to Contract

4 bedroom Semi-Detached

- ✓ **4 Bedroom Semi Detached**
- ✓ **Open Plan Living Area's**
- ✓ **Spacious Throughout**
- ✓ **Low Maintenance Rear Garden**
- ✓ **Birkdale Village Location**
- ✓ **Bathroom & 2 En Suite Shower Rooms**
- ✓ **Off Road Gated Driveway Parking**
- ✓ **EPC - Rating 'D'**



Description

Bailey Estates is thrilled to present this spacious and beautifully maintained four-bedroom semi-detached family home, ideally situated on the ever-popular Claremont Road in Birkdale.

Claremont Road enjoys a prime location within walking distance of Birkdale Village, where you'll find a vibrant selection of independent shops, cafés, restaurants, and bars. The area benefits from excellent transport links, with Birkdale train station nearby offering regular services to Southport and Liverpool, as well as convenient bus routes on surrounding roads. Families will appreciate the close proximity to highly regarded local schools, including both primary and secondary options, while commuters will love the easy access to main road networks. The coast, parks, and scenic walking routes are all within easy reach, making this an ideal setting for a well-balanced lifestyle.

Set behind private gates, this attractive property boasts excellent kerb appeal, with a large block-paved driveway providing ample off-road parking, bordered by well-kept shrubs and decorative stone.

Step into the bright and welcoming porch before entering the main hallway, where the staircase rises to the first floor. To the right, the ground floor bedroom is generously sized to accommodate a king or even super king bed, with patio doors opening onto the garden. This room also benefits from a sleek and modern en-suite wet room with shower, WC and wash basin, ideal for guests, multi-generational living, or independent teenagers.

To the left of the hallway, you're welcomed into the heart of the home, a wonderfully open-plan living and dining space that flows effortlessly from one area to the next. The first reception area is bright and airy, ideal for formal dining or family gatherings, and leads through to a convenient cloakroom and WC. Continuing on, the rear lounge/sitting room offers a peaceful and inviting space to relax, with dual aspect views over the rear garden through patio doors and additional windows, creating a light and uplifting atmosphere throughout.

The modern fitted kitchen is a standout feature, complete with generous storage, space for all appliances, and three large skylights overhead that bathe the area in natural light. A side door leads out to the driveway, with an additional window alongside, while an internal door provides access to a separate utility room.

Upstairs, the landing area is brightened by a beautiful stained-glass window at the top of the stairs. A short flight up leads to the rear-facing third bedroom, currently fitted with wardrobes and ideal as a dressing room, home office, or single bedroom. The stylish family bathroom includes a corner bath, WC, and wash basin. Two further bedrooms complete the upstairs layout, both are front-facing doubles. The master bedroom enjoys the added benefit of an en-suite shower room with a shower cubicle, vanity sink unit and WC, as well as a private closet space with fitted wardrobes, perfect as a walk-in wardrobe.



The rear garden is low-maintenance yet beautifully presented, laid with paving and bordered by mature shrubs and plants. It's a lovely sun-catching space to enjoy outdoor dining, entertaining, or simply unwinding.

This is a superb, versatile family home in a sought-after Birkdale location. Early viewing is highly recommended, don't miss out! Call Bailey Estates today on 01704 564163 to arrange your viewing.

Location

Leaving Bailey Estates office, head down Bolton Road, at the end of the road turn left onto Claremont Road.

This wonderful home will be on your left hand side easily identified by a Bailey Estates For Sale board.

Ground Floor

Enclosed Front Porch - 3' 7" x 4' 8" (1.1m x 1.43m)

Entrance Hallway - 3' 1" x 7' 8" (0.95m x 2.36m)

Dining Room - 12' 9" x 11' 10" (3.9m x 3.62m)

Cloakroom - 6' 0" x 2' 8" (1.85m x 0.82m)

WC - 5' 0" x 3' 1" (1.53m x 0.94m)

Sitting/Dining Room - 21' 2" x 11' 0" (6.47m x 3.36m)

Utility Room - 6' 1" x 4' 7" (1.87m x 1.41m)

Kitchen - 18' 0" x 8' 8" (5.49m x 2.65m)

Bedroom 1 - 14' 2" x 10' 10" (4.34m x 3.31m)

Bedroom 1 En Suite - 10' 10" x 3' 9" (3.31m x 1.15m)

First Floor

First Floor Landing - 11' 7" x 4' 9" (3.55m x 1.47m)

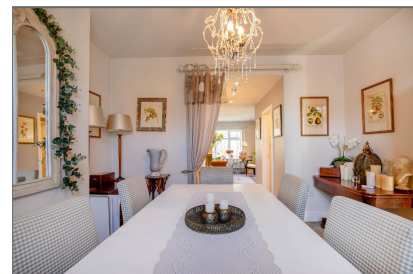
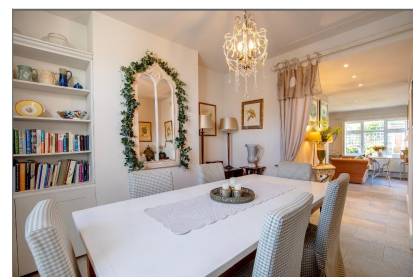
Bedroom 2 - 11' 3" x 7' 10" (3.44m x 2.41m)

Bedroom 3 - 11' 3" x 10' 1" (3.44m x 3.08m)

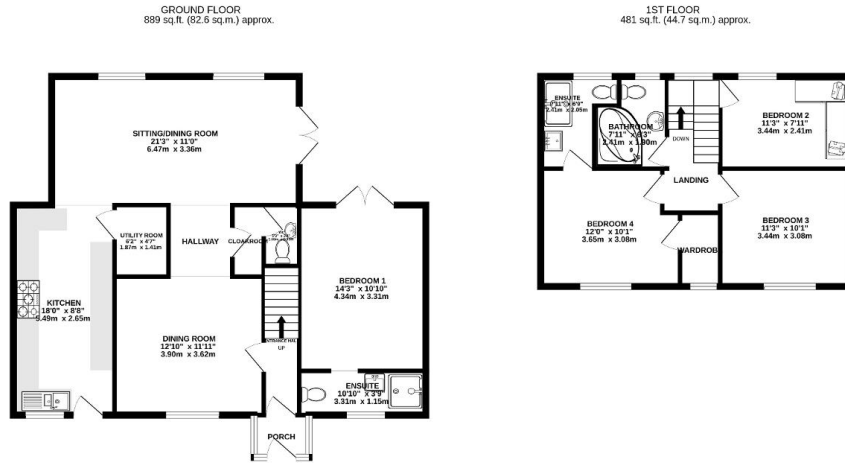
Bedroom 4 - 11' 11" x 10' 1" (3.65m x 3.08m)

Bedroom 4 En Suite - 7' 10" x 6' 8" (2.41m x 2.05m)

Family Bathroom - 7' 10" x 6' 2" (2.41m x 1.9m)



Floorplans



TOTAL FLOOR AREA - 1370 sq.ft. (127.3 sq.m.) approx.

Whilst 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 misstatement. 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - C
Local Authority - Sefton Council

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.