

For Sale

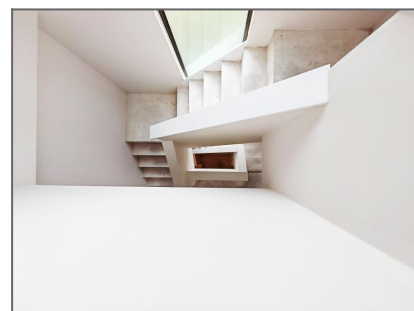
Granville Road, Birkdale, PR8 2HU



Offers Over £625,000 - Available

3 bedroom Town House

- ✓ **Architect-Designed Family Homes**
- ✓ **Private Secluded Development**
- ✓ **Open-plan luxury kitchen**
- ✓ **Integral Garage with Utility**
- ✓ **Solar Panels and EV Charging**
- ✓ **Exclusive Birkdale Location**
- ✓ **Three spacious floors**
- ✓ **First and Second Floor Balconies**
- ✓ **EPC Band Rating - 'TBC'**



Bailey Estates

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

Description

*** A selection of '4' recently built Shoreside Birkdale Townhouses.
Prices starting from £625,000 ***

Discover the epitome of luxury living with these four exceptional, bespoke, newly built three-bedroom semi-detached townhouses, nestled in one of the most sought-after locations in shoreside Birkdale, Southport. These architect-designed homes offer a perfect blend of modern elegance and family-friendly functionality, tucked away in a private development that ensures peace and exclusivity for the discerning buyer.

Each townhouse is impressively spacious, with accommodation spread across three floors. The ground floor welcomes you with an inviting entrance hallway, complete with cloakroom/WC and internal access to an integral garage. At the rear, the open-plan kitchen, fitted with top-of-the-line Porcelanosa cabinetry and a full suite of AEG and Zanussi appliances, offers a seamless flow into the living and dining areas. Floor-to-ceiling sliding doors open onto a beautifully enclosed westerly facing garden, providing a perfect space for both relaxation and entertaining.

The first floor features a generous reception lounge, where large exterior terrace balconies extend the living space outdoors, perfect for enjoying the tranquil surroundings. The master bedroom on this level offers luxury at every turn, with a four-piece Porcelanosa en-suite and a charming Juliet balcony that enhances the room's natural light.

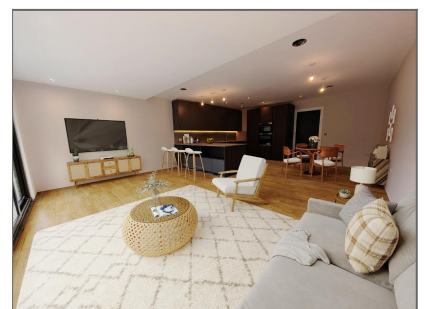
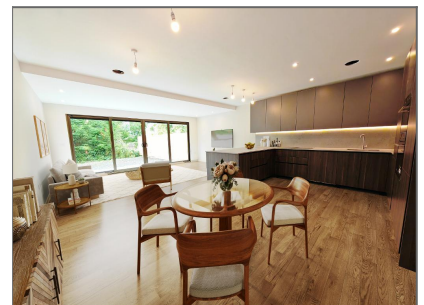
Ascending to the second floor, you'll find two additional double bedrooms, each with access to their own private terraced balcony. A stylishly appointed family bathroom, also with a Porcelanosa four-piece suite, completes this level, ensuring comfort and convenience for all.

Each property includes an integral garage with an electric door, utility area, solar panels, underfloor heating throughout, and an electric car charging point. Finished to an exceptional standard, these homes offer modern features designed to enhance everyday living.

Notably, the large second-floor double bedroom can be adapted to create two separate bedrooms, each with access to the rear balcony terrace, should the new owners desire (additional costs may apply).

For more information and to arrange an accompanied viewing, please contact Bailey Estates sales department at 01704 564163. Secure your place in one of Birkdale's finest new developments.

Note: EPC information will be available on completion of the final air testing within the property. Our client has advised that the EPC rating is likely to be a 'B'. Please call for further details.



Location

Head south from Bailey Estates Birkdale office turning right at the traffic lights into Crescent Road. Continue over the train crossing onto Grosvenor Road, over the lights and eventually turning left onto Granville Road. Towards the end of the road turn right into the private development where you will find the properties.

Ground Floor

Entrance Hallway -

Cloakroom/WC -

Integral Garage - 19' 8" x 8' 10" (6m x 2.7m)

Breakfast Dining Kitchen and Family Room - 26' 1" x 18' 9" (7.96m x 5.72m)

First Floor

1st Floor Landing -

Reception Lounge - 18' 9" x 17' 8" (5.72m x 5.4m)

Principle Bedroom - 18' 9" x 14' 5" (5.72m x 4.4m)

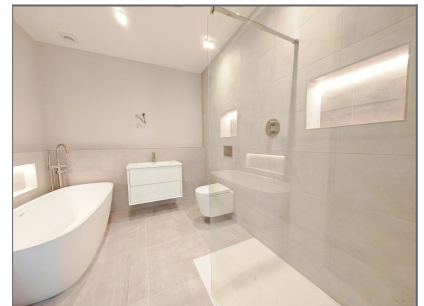
Principle En Suite - 10' 5" x 8' 5" (3.18m x 2.59m)

Second Floor

Rear Bedroom - 18' 6" x 12' 7" (5.66m x 3.84m)

Front Bedroom - 18' 6" x 10' 7" (5.66m x 3.24m)

Family Bathroom - 9' 10" x 8' 11" (3.02m x 2.74m)



Floorplans



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 v2004

Additional Information

Council Tax Banding - TBC

Local Authority - TBC

Tenure: TBC

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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.