

**For Sale**

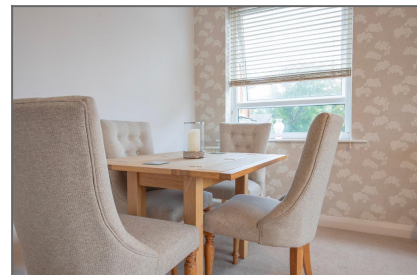
**Lulworth Road, Birkdale, PR8 2AT**



**£147,500 - Sold Subject to Contract**

## **1 bedroom Apartment**

- ✓ **First Floor Apartment**
- ✓ **Modern Fitted Kitchen**
- ✓ **Private Balcony**
- ✓ **Fantastic Transport Links**
- ✓ **Large Bedroom**
- ✓ **Bright Reception Lounge**
- ✓ **Close To Amenities**
- ✓ **EPC Rating - 'C'**



## Description

Bailey Estates are delighted to present this charming 1-bedroom first-floor apartment for sale, situated on the prestigious Lulworth Road. Nestled between the vibrant Birkdale village and the bustling Southport Town Centre, this property offers the perfect blend of convenience and tranquility.

Lulworth Road is renowned for its tree-lined streets, elegant period homes, and proximity to the coast, making it one of the most sought-after addresses in the area. Whether you're looking for a peaceful stroll along the promenade or easy access to the best shops, cafes, and restaurants, this location has it all.

Birkdale village, just a short walk away, offers a quaint village atmosphere with independent boutiques, cozy pubs, and excellent dining options. Southport Town Centre, also within walking distance, boasts a rich array of amenities including shopping centers, cultural attractions, and entertainment venues.

The area is well-served by public transport links, including the Birkdale and Southport train stations, providing direct connections to Liverpool and beyond. For nature lovers, the nearby Victoria Park and Hesketh Park offer beautiful green spaces, while the famous Southport Pier and beach are perfect for weekend outings.

Upon entering the property, you are greeted by a bright and inviting entrance hallway, complete with large storage cupboards, ideal for keeping your living space clutter-free. The apartment features a separate WC and a modern shower room, equipped with a walk-in shower cubicle, dressing area, and sink, offering a stylish and functional space for your daily routine. The bedroom is generously proportioned, with a large window that fills the room with natural light.

The heart of the home is the spacious lounge/diner, which benefits from an abundance of natural light thanks to its large windows and sliding doors that open onto your private balcony. The modern kitchen is both practical and stylish, featuring a range of upper and lower cabinets, an electric hob and oven, and spaces for both under-counter and upright appliances.

Bright and airy throughout, this apartment offers ample storage solutions, and the added benefits of a rear garden area and off-road parking make this an opportunity not to be missed.

To make this property your new home, contact Bailey Estates today on 01704 564163.

## 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.



## First Floor

**Entrance Hallway - 12' 0" x 6' 6" (3.67m x 1.99m)** (maximum measurements)

**WC - 5' 1" x 2' 10" (1.57m x 0.88m)**

**Bathroom - 5' 4" x 8' 5" (1.63m x 2.59m)**

**Bedroom - 13' 5" x 14' 9" (4.1m x 4.5m)**

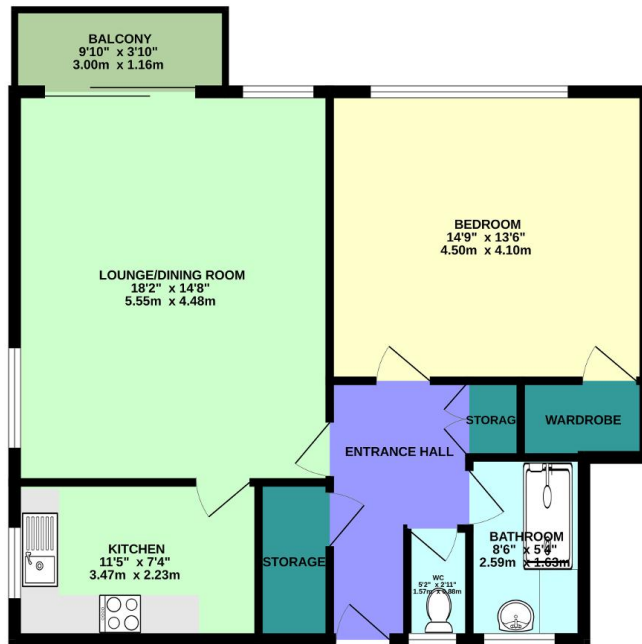
**Lounge/ Dining Room - 18' 2" x 14' 8" (5.55m x 4.48m)**

**Kitchen - 11' 4" x 7' 3" (3.47m x 2.23m)**

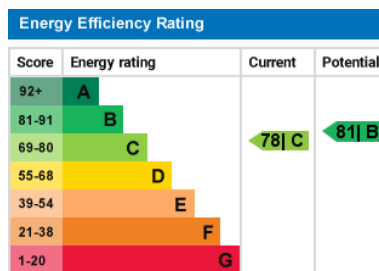


## Floorplans

FIRST FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 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 Banding - B  
Local Authority - Sefton Council

Tenure: Leasehold of 999 years from 25th September 1970 with a ground rent of £12.51 payable per annum.

**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.