

**For Sale**

**Vaughan Road, Birkdale, PR8 4BX**



**Offers in Excess of £198,000 -  
Sold Subject to Contract**

**3 bedroom Semi-Detached**

- ✓ **3 Bedroom Semi Detached**
- ✓ **Bright Front Reception Room**
- ✓ **Large Rear Garden**
- ✓ **Off Road Parking**
- ✓ **Ideal For First Time Buyers**
- ✓ **Close to Birkdale Village**
- ✓ **Close to Local Amenities**
- ✓ **EPC Band Rating - 'E'**



## Description

\*\*\*PRICED TO SELL! DON'T MISS OUT ON THIS RECENTLY REDUCED IDEAL FIRST-TIME BUYER HOME!\*\*\*

Bailey Estates is delighted to present this charming 3-bedroom semi-detached property, nestled in the sought-after area of Vaughan Road, Birkdale. Ideal for first-time buyers, this home offers a blend of potential and convenience, located just a short stroll from the vibrant Birkdale Village.

The surrounding area is highly desirable, boasting an array of local amenities, excellent schools, and superb transport links, making this an ideal choice for young families and professionals alike. Birkdale's proximity to beautiful parks and coastal walks, providing the perfect balance of urban and natural surroundings.

Upon arrival, you'll find a spacious flagged driveway with ample off-road parking for multiple vehicles, complemented by a side gate allowing access to the rear garden.

Step inside to a bright and welcoming entrance hallway, which leads to a front reception room, beautifully illuminated by a large bay window. A rear study and a kitchen with excellent under-stairs storage complete the ground floor. The kitchen space offers a blank canvas, presenting a fantastic opportunity for the new owners to create their dream space with modern fixtures and design.

The first floor comprises a generously sized front bedroom, along with two smaller bedrooms at the rear, ideal for children or guest rooms. The family bathroom features a bath with an over-bath shower attachment, offering both practicality and comfort.

The rear garden is the true gem of this property. With an expansive paved patio area, perfect for outdoor dining and entertaining, this space seamlessly transitions into a large lawned area, offering plenty of room for children to play or for garden enthusiasts to indulge their passion for landscaping. It's a rare find, offering a private retreat in the heart of Birkdale.

This home, with its fantastic location and scope for modernisation, holds so much potential. Don't miss your chance to make it your own! Contact Bailey Estates today on 01704 564163 to arrange a viewing.

## Location

Leave Bailey Estates and travel down Bolton Road. At the junction turn right in to Claremont Road and then first left in to Everton Road. Turn right in to Vaughan Road and the property will be easily found on the right hand side

## Ground Floor



**Porch - 2' 4" x 3' 3" (0.72m x 1.01m)**

**Entrance Hallway - 15' 3" x 3' 3" (4.65m x 1.01m)**

**Study - 7' 10" x 4' 9" (2.4m x 1.46m)**

**Kitchen - 12' 6" x 10' 11" (3.82m x 3.35m)**

**Lounge - 13' 5" x 12' 5" (4.09m x 3.8m)**

## First Floor

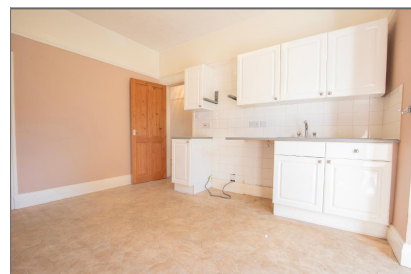
**Landing - 9' 4" x 8' 5" (2.85m x 2.57m)** (maximum measurements)

**Bedroom 1 - 15' 9" x 10' 5" (4.82m x 3.19m)**

**Bedroom 2 - 9' 2" x 6' 5" (2.81m x 1.97m)**

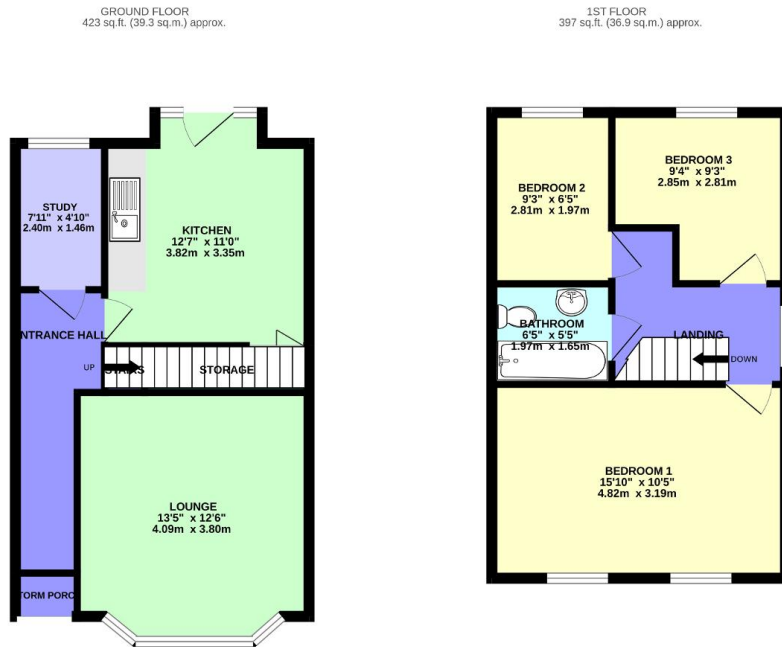
**Bedroom 3 - 9' 4" x 9' 2" (2.85m x 2.81m)**

**Bathroom - 6' 5" x 5' 4" (1.97m x 1.65m)**





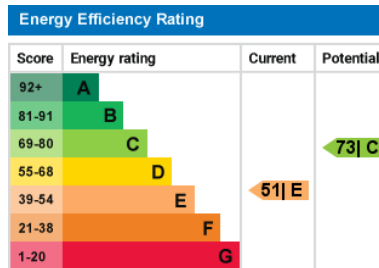
## Floorplans



TOTAL FLOOR AREA: 820 sq.ft. (76.1 sq.m.) approx.

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.

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## Additional Information

Council Tax Band B  
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.