

For Sale

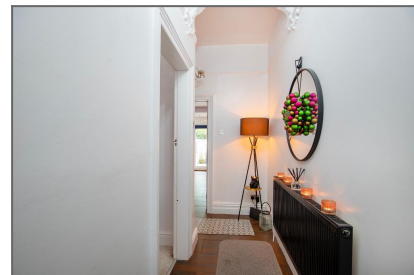
Clifford Road, Birkdale, PR8 4JR



**Offers in Excess of £300,000 -
Sold Subject to Contract**

3 bedroom Semi-Detached

- ✓ **3 Bedroom Semi Detached**
- ✓ **Modern Fitted Kitchen**
- ✓ **Four Piece Family Bathroom**
- ✓ **Outdoor Room & Utility Room**
- ✓ **Extensive Block Paved Driveway**
- ✓ **Presented Over Three Floors**
- ✓ **Beautifully Presented Throughout**
- ✓ **Expansive Rear Garden**
- ✓ **EPC Rating - 'D'**



Description

Bailey Estates is delighted to present this charming three-bedroom semi-detached home on Clifford Road, Birkdale, situated just off the sought-after Liverpool Road. This property enjoys an enviable location, within walking distance of a Tesco Express and Aldi, providing everyday convenience at your doorstep. Excellent transport links are nearby, with regular bus services along Liverpool Road connecting you to Southport town centre and beyond, while Birkdale train station is just a short drive or walk away, offering direct rail links to both Southport and Liverpool.

The area is also well-regarded for its schools, amenities, and vibrant community atmosphere, making it a fantastic choice for families and commuters alike.

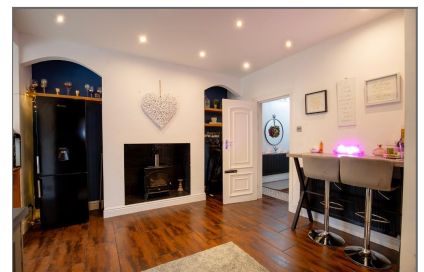
The front exterior is immaculately presented, featuring a large block-paved driveway with ample parking space for 4-5 vehicles. Upon entering, you're welcomed into a spacious L-shaped hallway, setting the tone for the warmth and character this home offers.

The cosy front reception lounge benefits from a beautiful bay window, filling the room with natural light and a gas fire (not tested) for added warmth. Flowing through the main hallway, you'll find the heart of the home, a well-appointed kitchen/dining room. This spacious area is enhanced by a striking open fireplace, which has a gas point ready for those wishing to add a fire. The kitchen offers a practical layout with ample upper and lower-level units, an integrated oven, a four-ring gas hob, integrated fridge/freezer, and a dishwasher. Patio doors open onto the rear patio area, seamlessly connecting indoor and outdoor living spaces. For added convenience, a downstairs WC is located just off the kitchen.

Upstairs, the first floor comprises a modern family bathroom with a complete suite, including a bath, shower cubicle, WC, and sink. The layout offers versatility with a good size rear bedroom, alongside there is a generous front-facing bedroom featuring fitted wardrobes. There is a nook located at the top of the landing, forming a cosy space which can be utilised as a dressing area or home office.

Stairs lead to the second floor, where you'll find an impressive double bedroom, offering plenty of space and the added benefit of a large eaves storage cupboard.

Stepping out to the rear garden, you'll discover a private patio area, ideal for entertaining or relaxing. Double side gates provide easy access to the front of the property. The outdoor spaces are brimming with potential, including an outbuilding that could serve as an annex, office, or gym. Adjacent to this is a further building housing a WC, utility area with a double sink and drainer, as well as space for a washing machine and tumble dryer.



The expansive rear lawn stretches out, offering endless opportunities for outdoor enjoyment. At the far end, a brick-built shed/garage adds to the functionality of the property.

This delightful home effortlessly combines practicality, style, and potential, all within the highly desirable area of Birkdale. Early viewing is highly recommended to fully appreciate the space and opportunity this property provides, call Bailey Estates today on 01704 564163

Location

Leaving Bailey Estates office head south on Liverpool Road for just over half a mile. Once you have passed the Tesco Express on your left, take the next left turn onto Clifford Road where this wonderful home will be on your right hand side.

Ground Floor

Entrance Hallway - 12' 11" x 7' 2" (3.95m x 2.19m) (maximum measurement for L shape)

Front Lounge - 13' 11" x 12' 2" (4.25m x 3.73m)

Kitchen - 15' 11" x 15' 4" (4.86m x 4.69m)

WC - 4' 9" x 2' 11" (1.47m x 0.9m)

Porch - 2' 9" x 2' 1" (0.84m x 0.64m)

First Floor

Landing - 10' 11" x 6' 0" (3.35m x 1.83m) (maximum measurement)

Bathroom - 9' 5" x 6' 9" (2.88m x 2.07m)

Dressing Area - 4' 4" x 6' 0" (1.33m x 1.83m)

Bedroom 1 - 9' 5" x 8' 7" (2.88m x 2.62m)

Bedroom 2 - 15' 4" x 10' 11" (4.69m x 3.35m)

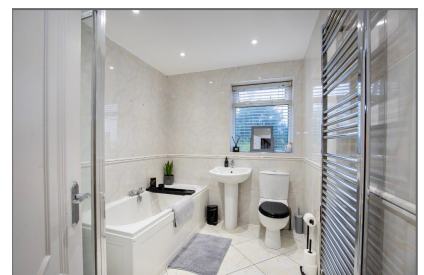
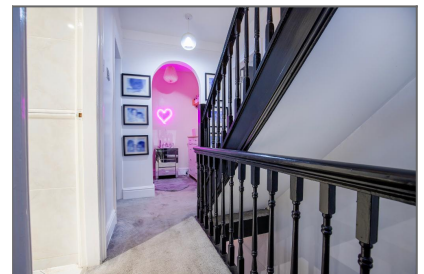
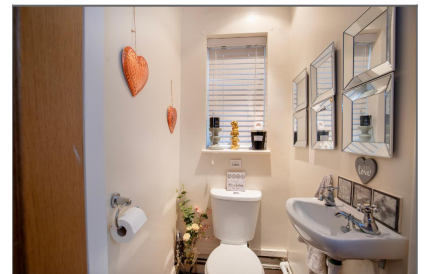
Second Floor

Bedroom 3 - 16' 0" x 13' 10" (4.9m x 4.23m)

Exterior

Office/Annex - 18' 11" x 8' 10" (5.77m x 2.71m)

Utility Room - 10' 6" x 7' 4" (3.22m x 2.25m)



Floorplans



TOTAL FLOOR AREA : 1403 sq.ft. (130.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

Council Tax Banding - 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.