

For Sale

York Road, Birkdale, PR8 2AY



**Offers in Region of £279,999 -
Sold Subject to Contract**

3 bedroom Apartment

- ✓ **3 Bedroom Apartment**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Birkdale Village Location**
- ✓ **Garage**
- ✓ **Ground Floor**
- ✓ **Bathroom & Ensuite Shower Room**
- ✓ **Bright Reception Lounge**
- ✓ **Off Road Parking**



Description

Bailey Estates proudly present this 3 bedroom ground floor apartment nestled in the highly sought-after location of Birkdale Village, this front-facing ground-floor apartment offers a rare opportunity to enjoy convenient living within walking distance of everything this vibrant area has to offer.

Renowned for its charming shops, cozy cafes, and excellent restaurants, Birkdale Village also boasts fantastic transport links with nearby bus stops and a train station providing easy access to Southport, Liverpool, and beyond. For leisure, the area offers picturesque coastal walks, golf courses, and a friendly community atmosphere.

The apartment is accessed via a secure video entry system into a communal entrance, leading to your private door. Once inside, you are greeted by a bright and spacious entrance hallway with doors to all rooms.

The property features three generously sized bedrooms, with the master benefiting from fitted wardrobes and an en-suite shower room comprising a WC, sink, and enclosed shower cubicle. A well-proportioned family bathroom featuring a suite that includes a WC, panelled bath, pedestal sink, and a bidet. Additionally, a convenient storage cupboard offers extra practicality.

At the end of the hallway, you'll find a bright and welcoming lounge. Large sliding patio doors flood the space with natural light and open out to a private patio area, perfect for enjoying the outdoors. A feature fireplace provides a cozy focal point, although buyers may wish to verify its functionality.

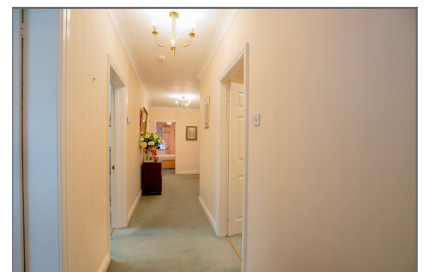
The kitchen-diner is a versatile space equipped with ample upper and lower base units, offering excellent storage. Integrated appliances include a double oven, gas hob, washing machine, dishwasher, and a double sink with drainer. The room also has space to accommodate a dining table, making it ideal for casual meals or entertaining.

Adding to its appeal, the apartment includes the rare benefit of a garage, ideal for secure storage or parking, along with off-road parking spaces for added convenience.

With its unbeatable location, generous proportions, and excellent potential, this ground-floor apartment is a fantastic opportunity to create your dream home in the heart of Birkdale Village. Don't miss your chance to make this apartment your forever home by calling us today on 01704 564163 as viewing is highly recommended!

Location

Leave Bailey Estates office, heading north through the village and over the train tracks. At the traffic lights, turn right onto York Road where 'The Swallows' apartment building will be on your left easily identified by a Bailey Estates FOR



SALE board.

Ground Floor

Entrance Hallway - 22' 9" x 7' 0" (6.94m x 2.14m) (maximum measurement)

Bedroom 1 - 11' 10" x 8' 11" (3.62m x 2.72m)

Bedroom 2 - 19' 10" x 12' 5" (6.05m x 3.8m) (maximum measurement)

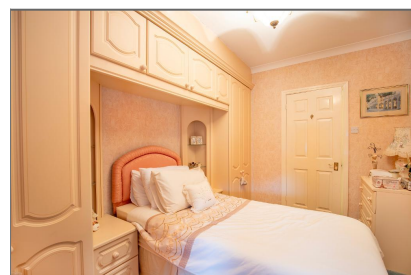
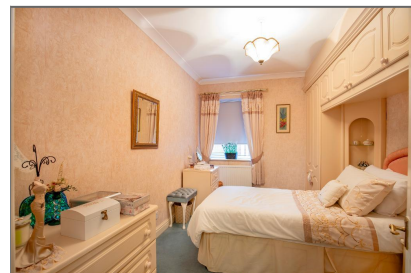
Ensuite Shower Room - 6' 10" x 5' 5" (2.11m x 1.67m)

Bedroom 3 - 14' 10" x 9' 11" (4.54m x 3.04m)

Lounge - 18' 4" x 12' 5" (5.6m x 3.8m)

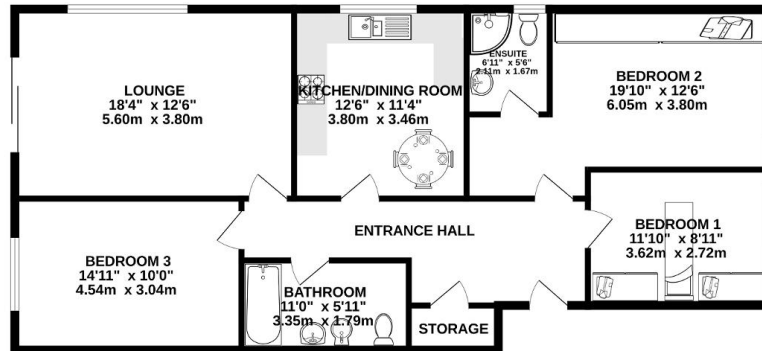
Kitchen - 12' 5" x 11' 4" (3.8m x 3.46m)

Bathroom - 10' 11" x 5' 10" (3.35m x 1.79m)



Floorplans

GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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, omissions or mis-statements. 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		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band E
Local Authority Sefton

Tenure TBC

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.