

For Sale

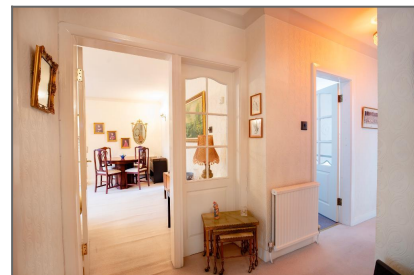
Palatine Road, Birkdale, PR8 2BS



£200,000 - Sold Subject to Contract

2 bedroom Apartment

- ✓ **2 Bedroom Apartment**
- ✓ **Spacious Reception Lounge**
- ✓ **Close To Local Amenities**
- ✓ **Private Garage**
- ✓ **EPC Band Rating D**
- ✓ **First Floor**
- ✓ **Modern Shower Room**
- ✓ **Fantastic Transport Links**
- ✓ **Close To Birkdale Village**



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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

Description

Bailey Estates are delighted to present this charming 2-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 centres, cultural attractions, and entertainment venues.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway, complete with two handy storage cupboards perfect for keeping your living space neat and organised.

This apartment boasts two double bedrooms, both featuring fitted wardrobes for added convenience. The second bedroom also benefits from its own en-suite WC. The modern shower room is beautifully presented, complete with a spacious shower cubicle, WC, and a sink set over a stylish vanity unit. Each room is bathed in natural light, creating a warm and welcoming atmosphere throughout.

At the heart of the home is the generously sized lounge/diner, which enjoys an abundance of natural light courtesy of large windows and sliding doors that lead out to your private balcony which allows natural light within. The bright and functional kitchen offers ample upper and lower cabinets, alongside integrated appliances, including a Smeg oven, a four-ring gas hob, a dishwasher, and a sink with drainer perfectly positioned beneath the window.

Bright and airy throughout, this apartment also provides excellent storage solutions and the added bonus of a private garage.

To make this delightful 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 - 10' 9" x 13' 8" (3.3m x 4.17m) (maximum measurements for L shaped hallway)

Bedroom 1 - 14' 6" x 13' 9" (4.44m x 4.22m)

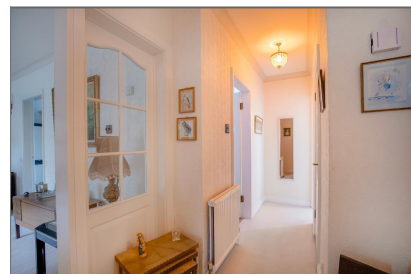
Lounge/Dining Room - 17' 8" x 14' 7" (5.4m x 4.46m)

Kitchen - 13' 5" x 7' 3" (4.09m x 2.23m)

Bedroom 2 - 13' 5" x 7' 11" (4.09m x 2.42m)

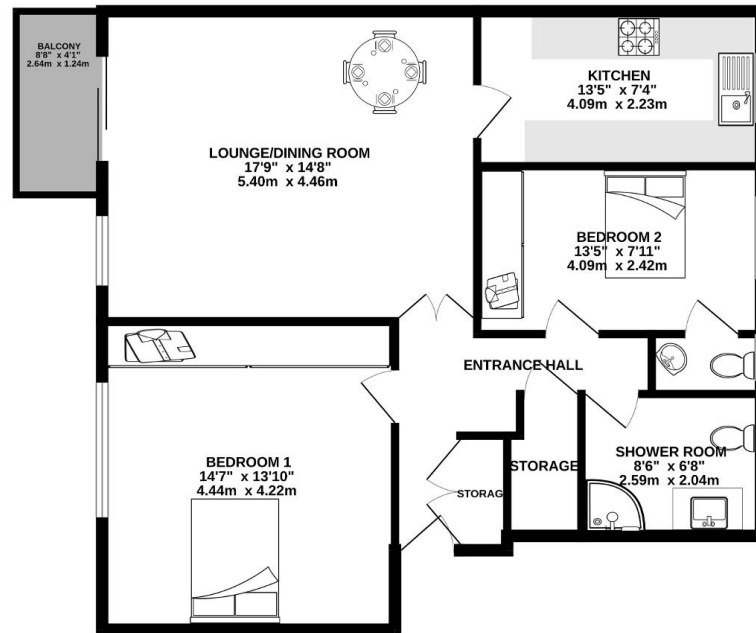
En Suite WC - 5' 1" x 2' 10" (1.57m x 0.87m)

Shower Room - 8' 5" x 6' 8" (2.59m x 2.04m)



Floorplans

FIRST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band C
Local Authority Sefton

Tenure: Leasehold of 999 years less the 10 days thereof from 25 September 1970 with a ground rent of £12.51

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.