

For Sale

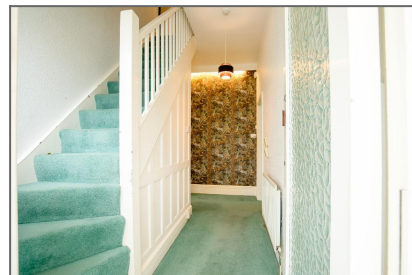
Shaws Road, Birkdale, PR8 4LP



£200,000 - Sold Subject to Contract

3 bedroom Semi-Detached

- ✓ **3 Bedroom Semi Detached**
- ✓ **2 Spacious Reception Rooms**
- ✓ **Secret Rear Garden**
- ✓ **Close To Local Amenities**
- ✓ **Birkdale Location**
- ✓ **Fitted Kitchen & Bathroom**
- ✓ **Off Road Driveway Parking**
- ✓ **EPC Band Rating - 'D'**



Description

Charming Three-Bedroom Semi-Detached Home in a Quiet Birkdale Cul-de-Sac

Bailey Estates is delighted to present this three-bedroom semi-detached home, ideally located in a peaceful cul-de-sac off Shaws Road, Birkdale. This sought-after area offers excellent transport links, highly regarded schools, and easy access to the vibrant village centre with its array of independent shops, cafés, and restaurants. The quiet setting ensures a sense of privacy while still being conveniently close to all local amenities.

Arriving at the property, you are welcomed by a spacious driveway providing ample off-road parking. The attractive frontage leads to a bright and airy porch, which in turn opens into a central hallway. To the left, the front sitting room benefits from a charming bay window and a characterful fireplace, while to the right, the rear dining room also features a bay window and a matching fireplace, adding warmth and elegance to the space. A door from the dining room leads through to the kitchen, which, although in need of modernisation, includes an electric hob and a double-drainer sink. Beyond the kitchen, a rear utility/WC, resembling a conservatory with its full-length windows provides a practical space with a sink and WC, along with access to the garden.

Upstairs, the landing connects three generously sized bedrooms, including a particularly spacious rear double with a bay window. The family bathroom comprises a sink, bath, and WC, along with a useful airing cupboard for additional storage.

Externally, the rear garden is a standout feature. A paved patio area with a brick-built storage room leads through to a "secret garden" an unexpectedly large and private green space, beautifully enclosed by mature trees and laid to lawn.

This home presents an exciting opportunity for buyers looking to take on a project, with significant potential to modernise and create a stunning family home. Viewing is highly recommended to appreciate the space and possibilities this property has to offer.

For more information or to arrange a viewing, call Bailey Estates on 01704 564163.

Location

Leaving Bailey Estates office head south on Liverpool Road away from the village continue for 0.8 miles until you have passed the Tesco Express on your left. After the Tesco take the second left onto Shaftesbury Road, stay left to continue straight onto Shaw's Road.

The property will be on the left just into a cul-de-sac on the left, easily identified by a Bailey Estates FOR SALE board.



Ground Floor

Porch - 8' 9" x 4' 6" (2.69m x 1.39m)

Entrance Hallway - 12' 9" x 6' 5" (3.9m x 1.98m)

Sitting Room - 14' 10" x 12' 9" (4.54m x 3.9m)

Lounge/Dining Room - 14' 11" x 13' 6" (4.55m x 4.14m)

Kitchen - 12' 4" x 6' 3" (3.77m x 1.91m)

Utility/WC - 11' 10" x 4' 11" (3.62m x 1.52m)



First Floor

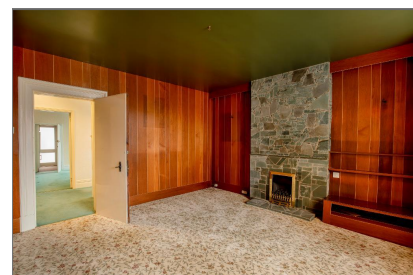
Landing - 17' 1" x 2' 11" (5.21m x 0.9m)

Bathroom - 9' 7" x 3' 11" (2.94m x 1.2m)

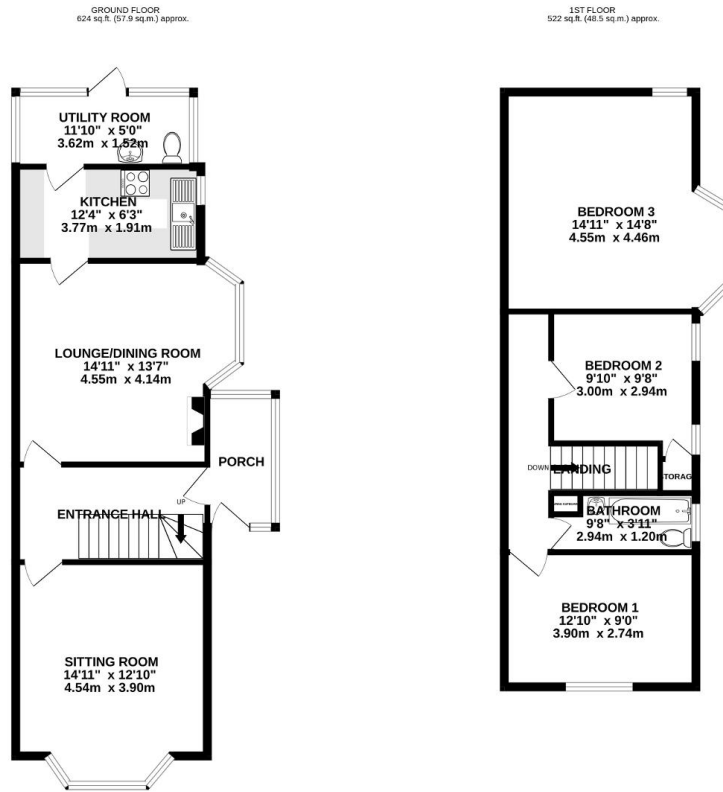
Bedroom 1 - 12' 9" x 8' 11" (3.9m x 2.74m)

Bedroom 2 - 9' 10" x 9' 7" (3m x 2.94m)

Bedroom 3 - 14' 11" x 14' 7" (4.55m x 4.46m)

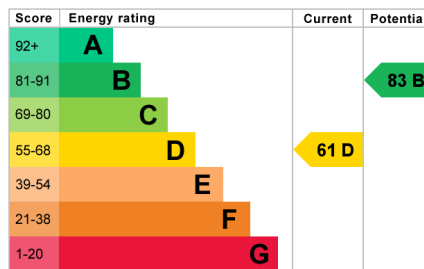


Floorplans



TOTAL FLOOR AREA: 1146 sq ft. (106.5 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 format, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C025



Additional Information

Council Tax Band C
Local Authority Sefton

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.