

For Sale

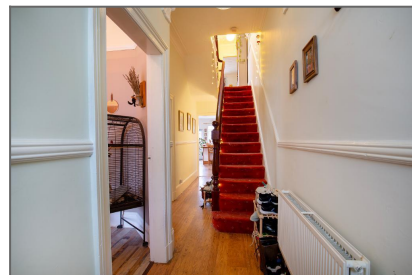
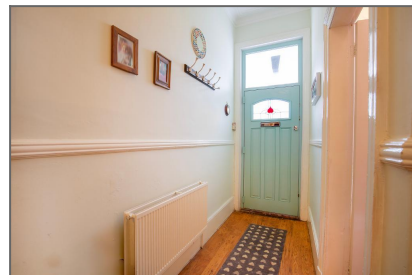
Belmont Street, Birkdale, PR8 1LY



£284,999 - Available

4 bedroom Semi-Detached

- ✓ **4 Bedroom Semi Detached**
- ✓ **Kitchen/Dining Room**
- ✓ **Excellent Location**
- ✓ **Off Road Driveway Parking**
- ✓ **2 Reception Rooms**
- ✓ **Spacious Throughout**
- ✓ **Close To Local Amenities**
- ✓ **EPC Band Rating E**



Description

Bailey Estates is delighted to present this charming four-bedroom semi-detached home, ideally situated on the sought-after Belmont Street.

Nestled between the vibrant Birkdale Village and Southport town centre, this location offers the best of both worlds. Enjoy a wealth of amenities, from shops and dining options to leisure facilities and scenic coastal walks, all just a short distance away. For commuters, the property benefits from easy access to not one but two nearby train stations, Birkdale and Southport providing excellent transport links to Liverpool, Manchester, and beyond.

Despite its central position, Belmont Street remains a remarkably peaceful and quiet residential road, offering a tranquil setting to come home to. This delightful property promises a blend of convenience, comfort, and location that is sure to appeal to families and professionals alike.

Arriving at this delightful property, you are greeted by a gated driveway, offering off-road parking for multiple vehicles. The frontage is enhanced by mature trees and a well-maintained lawn area, creating a welcoming and tranquil first impression. Step inside to a spacious and inviting hallway, brimming with character. High ceilings, original orange coving, and a charming dado rail add to the period charm that runs throughout the home. The hallway provides access to two reception rooms on the left. The first reception room, located at the front of the property, is impressively spacious and bathed in natural light from the large bay window. A multi-fuel stove takes centre stage, offering a cosy focal point for the room. The second reception room is also well-proportioned offering versatility and could easily serve as a second lounge, snug, home office, or playroom to suit your needs.

Towards the rear of the hallway, you'll find the bright and airy open-plan kitchen and dining room. Benefiting from natural light streaming through both a large window and a skylight, creating a warm and inviting atmosphere. The fitted kitchen, though modest, is functional and features a gas hob with an electric oven. At the end of the kitchen, a door leads out to the rear garden, to the left, there's a door to a utility room, which houses the boiler and offers additional storage. The utility room also has a downstairs WC, complete with a sink, adding practicality to this family-friendly home.

Heading upstairs, you are welcomed by a bright and spacious split-level landing, filled with natural light from a large skylight. This airy space adds to the sense of openness and character that flows throughout the home. The landing provides access to four generously sized bedrooms, each offering ample space and versatility to suit a variety of needs. The family bathroom is also located on this floor and features a WC, sink, and a panelled bath with a shower attachment above. The airing cupboard is housed within the bathroom, providing convenient storage for linens and towels.



The rear garden begins with a paved patio area, perfect for outdoor seating or entertaining. Beyond this, a grass-laid lawn provides additional outdoor space, complemented by a large shed for storage. A side gate offers access to a surprisingly spacious side area of the property, which could easily be utilized for extra parking or as an additional outdoor space to suit your needs.

This wonderful family home offers an abundance of space, charm, and versatility, all set in a highly desirable and peaceful location. With its blend of character features, practical layout, and close proximity to Birkdale Village, Southport town centre, and excellent transport links, this property is ready to welcome its next lucky owners.

Don't miss the chance to make this delightful house your home, contact Bailey Estates today on 01704 564163 to arrange your viewing!

Location

Leaving Bailey Estates office, head north on Liverpool Road, through the village and over the train tracks. At the traffic lights turn right onto York Road continue until the end of the road then turn left onto Aughton Road. Take the second right onto Hollybrook Road then left onto Belmont Street where this wonderful home will be on your right easily identified by a Bailey Estates For Sale Board.

Ground Floor

Porch - 2' 11" x 3' 3" (0.9m x 1m)

Entrance Hallway - 21' 10" x 5' 8" (6.67m x 1.73m) (maximum measurements)

Sitting Room - 14' 8" x 13' 4" (4.48m x 4.07m)

Lounge - 11' 6" x 10' 11" (3.52m x 3.34m)

Dining Room - 8' 7" x 13' 1" (2.63m x 3.99m)

Kitchen - 10' 5" x 10' 11" (3.19m x 3.33m)

Utility/WC - 10' 5" x 5' 1" (3.19m x 1.56m)

First Floor

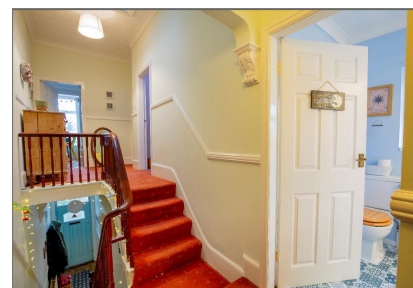
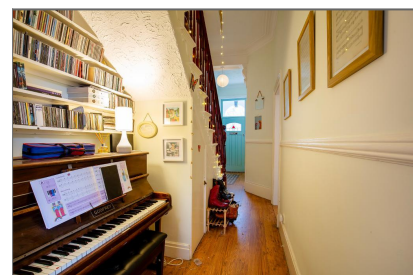
Landing - 21' 6" x 5' 6" (6.57m x 1.69m) (maximum measurement)

Bedroom 1 - 10' 5" x 10' 11" (3.19m x 3.33m)

Bedroom 2 - 11' 6" x 11' 4" (3.52m x 3.47m)

Bathroom - 9' 10" x 6' 3" (3.02m x 1.92m)

Bedroom 3 - 12' 10" x 11' 0" (3.93m x 3.36m)

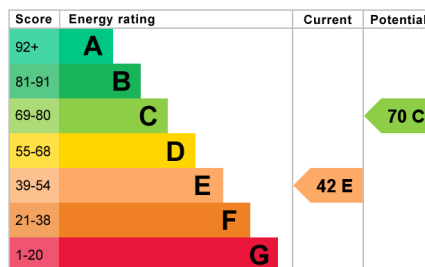


Bedroom 4 - 9' 9" x 6' 2" (2.98m x 1.89m)

Floorplans



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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

Tenure: Freehold

Council Tax Band C
Local Authority Sefton

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