

For Sale

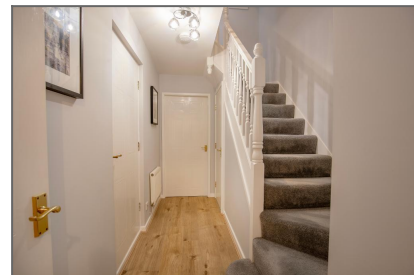
Queens Road, PR9 9EX



**Offers in Excess of £210,000 -
Sold Subject to Contract**

3 bedroom Town House

- ✓ **3 Bedroom Town House**
- ✓ **Master Bedroom with Ensuite**
- ✓ **Off Road Driveway Parking**
- ✓ **Modern Kitchen/Dining Room**
- ✓ **Spacious Throughout**
- ✓ **Low Maintenance Rear Garden**
- ✓ **Integral Garage**
- ✓ **EPC Band Rating - 'D'**



Description

Bailey Estates is thrilled to present this three-bedroom townhouse, situated on Queens Road in Southport, boasting an enviable location with exceptional connectivity and amenities. Within walking distance, you'll find convenient bus stops and Southport train station, offering seamless access to surrounding areas and beyond.

Families will appreciate the close proximity to highly regarded schools and colleges, making it an ideal choice for those with children of all ages. Additionally, the vibrant town centre, with its array of shops, cafés, and supermarkets, is just a short stroll away, ensuring everyday essentials and leisure activities are always within easy reach.

This three-bedroom townhouse is thoughtfully arranged over three floors, beginning with a well-designed ground floor layout. This level features an internal garage, a WC, a utility room, and a versatile study that could also serve as a single bedroom, providing flexibility to suit your needs.

The first floor features a spacious kitchen-diner, perfect for entertaining, with integrated appliances, including a new AEG electric double oven and a 5-ring gas hob. The kitchen also boasts a sink with a waste disposal system, adding modern convenience. Adjacent to the kitchen is a comfortable lounge that benefits from double doors opening onto a Juliet balcony, allowing natural light to flood the space.

On the second floor, you'll find two generously sized double bedrooms. The master bedroom boasts built-in wardrobes and an ensuite shower room for added luxury. The second floor is completed by a family bathroom, with the suite comprising a WC, sink, and a family bath.

Externally, the property offers off-road parking to the front and a low-maintenance, paved rear courtyard-style garden with established trees, providing a peaceful and private outdoor space.

With the property being located in a sought-after area, early viewing is highly recommended. Call 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 second set of traffic lights turn right onto Lulworth Road, follow for approximately 1.4 miles and at the roundabout, take the 2nd exit onto Lord Street.

At the end of Lord Street at the roundabout take the 2nd exit onto Albert Road then the 2nd right onto Alexandra Road then the 2nd right again onto Queens Road where the property is easily identified by a Bailey Estates For Sale board.



Ground Floor

Entrance - 4' 4" x 6' 3" (1.34m x 1.93m)

Entrance Hallway - 12' 6" x 6' 3" (3.82m x 1.93m)

Integral Garage - 18' 8" x 8' 2" (5.7m x 2.51m)

Bedroom/Office - 8' 2" x 5' 10" (2.51m x 1.8m)

Utility Room - 7' 11" x 6' 3" (2.42m x 1.93m)

WC - 4' 11" x 2' 6" (1.5m x 0.77m)

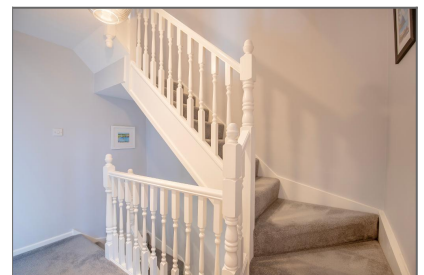


First Floor

Landing - 10' 1" x 6' 4" (3.09m x 1.95m)

Lounge - 14' 11" x 12' 5" (4.56m x 3.79m) (maximum measurements)

Kitchen/ Dining Room - 14' 11" x 12' 2" (4.56m x 3.71m) (maximum measurements)



Second Floor

Landing - 10' 0" x 6' 5" (3.05m x 1.97m)

Bedroom 1 - 13' 7" x 11' 2" (4.16m x 3.41m)

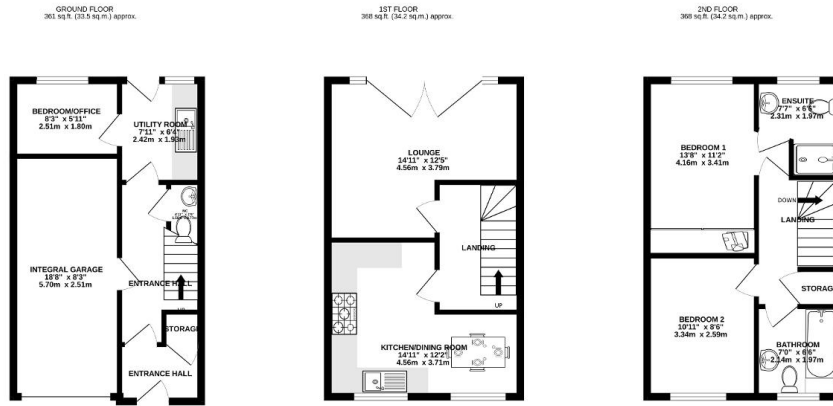
Bedroom 1 Ensuite - 7' 6" x 6' 5" (2.31m x 1.97m)

Bedroom 2 - 10' 11" x 8' 5" (3.34m x 2.59m)

Bathroom - 7' 0" x 6' 5" (2.14m x 1.97m)



Floorplans



TOTAL FLOOR AREA: 1097 sq ft (101.9 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. The plans are 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.

Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Tenure Leasehold

Date : 7 October 1999 Term : 944 years (less 10 days) from 1 January 1999 Rent : £50

Council Tax Band D

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.