

For Sale

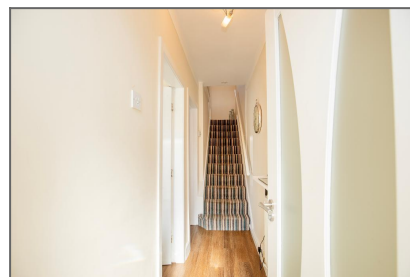
Guildford Road, Birkdale, PR8 4JU



£220,000 - Available

3 bedroom Semi-Detached

- ✓ **3 Bedroom Semi Detached**
- ✓ **Family Bathroom**
- ✓ **Close To Local Amenities**
- ✓ **Off Road Driveway Parking**
- ✓ **2 Reception Rooms**
- ✓ **Fantastic Transport Links**
- ✓ **Extensive Rear Garden**
- ✓ **EPC Rating - 'D'**



Description

Bailey Estates is thrilled to present to the market this charming three-bedroom semi-detached home, ideally situated on Guildford Road in the ever-popular area of Birkdale.

This desirable residential location offers easy access to a wealth of local amenities. Nearby you'll find convenience stores, larger supermarkets, and a selection of popular cafés and eateries. Families will appreciate the range of reputable local schools, and excellent transport links are close at hand, with regular bus services running along Guildford Road and surrounding routes. For those commuting further afield, both Birkdale and Hillside train stations are just a short drive away, providing direct rail connections to Southport and Liverpool.

Set back from the road, the property boasts off-road driveway parking and a charming stoned front garden with established shrubs and trees. Double wooden gates offer secure access to the rear, and the external façade evokes a lovely cottage-style charm.

Inside, you're welcomed into a neat porch that leads into a spacious entrance hallway. To the front is a cosy reception lounge with a feature bay window. An additional opening from the hallway leads to an inner corridor with access to the rear sitting room, featuring a gas fireplace and a door leading out to the rear garden. At the end of the corridor is a bright fitted kitchen offering a range of upper and lower base units, with a further door leading to the bathroom, which includes a corner bath with vanity sink unit and a separate WC. A stable-style door from the kitchen opens out to the extensive rear garden.

Upstairs, a light and welcoming landing gives way to three generously sized bedrooms, with two of the rooms benefiting from built-in wardrobes.

The rear garden is a real showstopper beginning with a paved patio area, then flowing into a long, lush lawn with mature planting. Towards the end of the garden, you'll find a further paved area and planting beds, perfect for green fingered buyers looking for a space to make their own.

This is a truly charming home in a sought-after part of Birkdale, and with a garden like this, it certainly won't be available for long.

Call Bailey Estates today on 01704 564163 to arrange your early viewing.

Location

Leaving Bailey Estates office, head south on Liverpool Road and take your first left onto St Peters Road. At the end of the road turn right onto Claremont Road, follow for approximately 0.6 miles, as the road merges into Kew Road. At the roundabout take the 2nd exit onto Guildford Road, where this wonderful home will be on your right.



Ground Floor

Storm Porch - 3' 0" x 2' 11" (0.92m x 0.89m)

Entrance Hallway - 10' 2" x 2' 11" (3.12m x 0.89m)

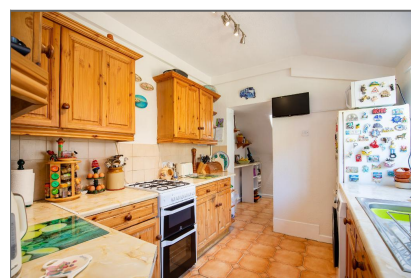
Lounge - 12' 8" x 10' 11" (3.88m x 3.34m)

Sitting Room - 12' 5" x 10' 4" (3.79m x 3.17m)

Kitchen - 9' 10" x 8' 5" (3.02m x 2.57m)

WC - 4' 10" x 2' 11" (1.48m x 0.9m)

Family Bathroom - 8' 5" x 5' 1" (2.57m x 1.57m)



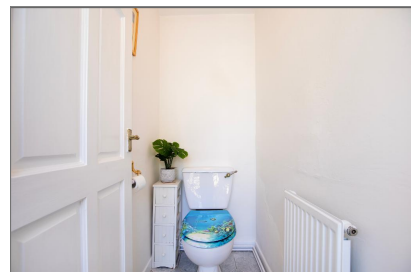
First Floor

First Floor Landing - 12' 2" x 5' 2" (3.73m x 1.58m)

Bedroom 1 - 10' 4" x 9' 0" (3.17m x 2.76m)

Bedroom 2 - 12' 10" x 8' 0" (3.92m x 2.44m)

Bedroom 3 - 9' 10" x 7' 7" (3m x 2.33m)

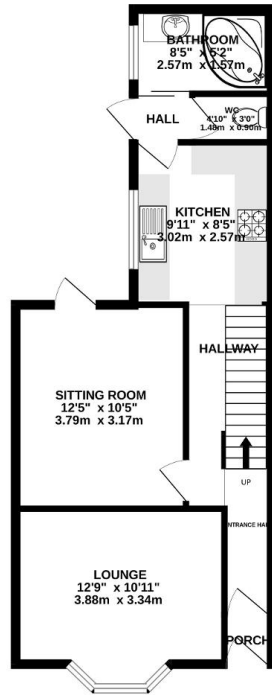


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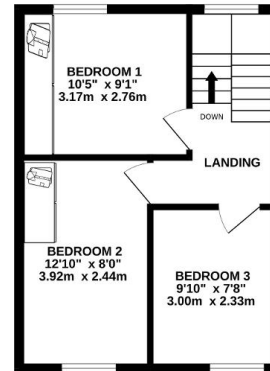
RESIDENTIAL SALES & LETTINGS

Floorplans

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 52025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - B
Local Authority - Sefton Council

Tenure: Freehold

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.