

**For Sale**

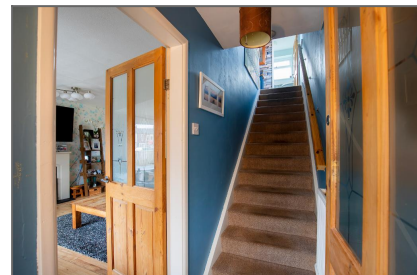
**Bury Road, Birkdale, PR8 4EP**



**Offers in Region of £195,000 -  
Under Offer**

### **3 bedroom Semi-Detached**

- ✓ **3 Bedroom Semi Detached**
- ✓ **Expansive Lounge/Dining Room**
- ✓ **Modern Fitted Bathroom**
- ✓ **Sun Catching Rear Garden**
- ✓ **Ideal For First Time Buyers**
- ✓ **Birkdale Village Location**
- ✓ **Well Presented Throughout**
- ✓ **Off Road Driveway Parking**
- ✓ **Close To Local Amenities**





## Description

Bailey Estates is delighted to present this charming three-bedroom semi-detached property located on the ever-popular Bury Road in Birkdale. Nestled in a highly desirable residential area, this property enjoys an enviable location close to an array of excellent local amenities. Families will appreciate the proximity to highly regarded schools, catering to all age groups, while commuters will benefit from superb transport links, including nearby Birkdale train station and frequent bus services.

Birkdale Village is just a short distance away, providing a charming mix of unique retailers, dining options to suit every palate, and a lively yet relaxed village vibe. The surrounding area also boasts beautiful green spaces and easy access to coastal paths for those who enjoy the outdoors.

Upon arrival, you are greeted by a well-maintained paved driveway, offering ample off-road parking, and a neatly presented frontage that sets the tone for this well-loved family home.

Stepping into the property, a porch leads into the entrance hallway, complete with stairs rising to the first floor. A door to the left invites you into the bright and welcoming lounge/dining room. This generously proportioned space is flooded with natural light, featuring a cosy electric fireplace and a homely ambiance. The dining area provides seamless access to the rear fitted kitchen.

The kitchen is bright and functional, boasting a large window overlooking the rear garden and a handy under-stairs storage cupboard. It is well-equipped with ample upper and lower base units, modern integrated appliances, including an electric oven, four-ring gas hob, fridge freezer, and dishwasher. A door from the kitchen leads directly out onto the charming rear garden.

The first floor mirrors the light and airy feel of the ground floor, offering three well-proportioned bedrooms, two positioned at the front and one overlooking the rear garden. The family bathroom is equally well-maintained, featuring a WC, a sink set over a vanity unit, and a bath with a shower attachment.

To the rear of the property, you'll find a detached garage, accessible via a side driveway or directly from the garden. The garage offers excellent storage or parking options, with additional space in front to accommodate another vehicle. The rear garden itself is beautifully presented and provides a private outdoor haven for relaxation and entertainment.

This lovingly maintained property is move-in ready, offering an ideal opportunity for a variety of buyers, whether you're a family, a first-time buyer, or looking to downsize. With its fantastic location, excellent condition, and versatile living space, this home is unlikely to stay on the market for long.

Contact Bailey Estates today on 01704 564163 to arrange your viewing and secure this delightful home.

## Location





Leaving Bailey Estates office, head south on Liverpool Road at the traffic lights turn left onto Eastbourne Road then take the 3rd right onto Bury Road. This wonderful home will be on your right hand side easily identified by a Bailey Estates For Sale board.

## Ground Floor

**Porch - 2' 7" x 6' 4" (0.8m x 1.94m)**

**Entrance Hallway - 10' 0" x 2' 11" (3.07m x 0.91m)**

**Lounge/Dining Room - 23' 11" x 13' 5" (7.29m x 4.09m)** (maximum measurements)

**Kitchen - 11' 2" x 7' 3" (3.41m x 2.21m)**

## First Floor

**Landing - 9' 6" x 6' 5" (2.91m x 1.96m)**

**Bedroom 1 - 11' 2" x 9' 1" (3.41m x 2.77m)**

**Bedroom 2 - 12' 2" x 10' 4" (3.71m x 3.17m)**

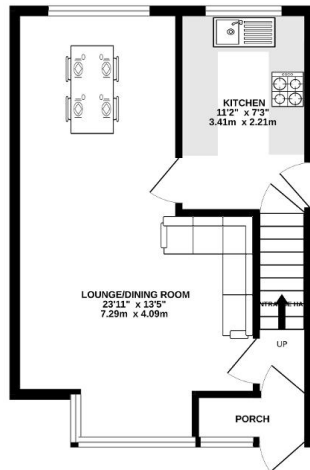
**Bedroom 3 - 8' 5" x 6' 5" (2.57m x 1.97m)**

**Bathroom - 7' 8" x 5' 4" (2.36m x 1.63m)**

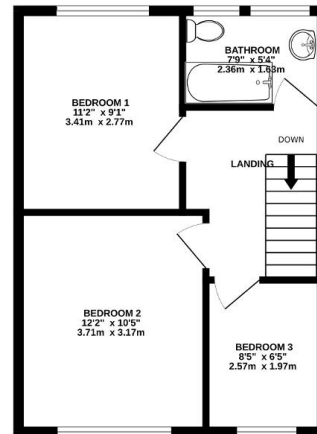


## Floorplans

GROUND FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.