

For Sale

Liverpool Road, Birkdale, PR8 4NT



£199,950 - Available

2 bedroom Apartment

- ✓ **Two Good Sized Bedrooms**
- ✓ **Lovely Rear Garden**
- ✓ **Sought After Location**
- ✓ **Characterful Building**
- ✓ **Bright Reception Rooms**
- ✓ **Large Basement Space**
- ✓ **Front Parking Space**
- ✓ **EPC Band Rating - C**



Description

Flat 1, 137 Liverpool Road located in Birkdale is a unique and spacious ground floor flat offering a versatile layout and an abundance of indoor and outdoor space. The property comprises two good sized bedrooms, two comfortable lounges and a well-equipped kitchen, and a modern bathroom, making it ideal for both relaxed living and entertaining.

One of the standout features of this home is the large basement, which includes a dedicated office, workshop, library, three separate storage rooms, and two toilets; perfect for anyone needing additional space for hobbies, work from home use, or practical storage.

Outside, this flat enjoys exclusive use of the entire rear garden, including a beautiful rockery, summer house, and sheds, providing a peaceful retreat and excellent outdoor functionality. Additionally, the property benefits from one private parking space at the front, a rare and valuable convenience in this location.

Situated in a sought-after part of Birkdale, this distinctive property combines character, space, and flexibility, ideal for those looking for more than just standard flat living.

Located within walking distance of the ever-popular Birkdale Village, you'll have easy access to a fantastic selection of restaurants, cafés, and independent shops. The area is also well-served by excellent schools, local parks, and transport links to both Southport and Liverpool, making this an ideal home for families and commuters alike.

Location

Leave Bailey Estates Birkdale office and head south on Liverpool Road. Travel for approximately 0.5 Miles. The property is located on the left hand side.

Ground Floor

Living Room - 18' 7" x 13' 4" (5.68m x 4.07m)

Bedroom 1 - 13' 7" x 10' 10" (4.15m x 3.32m)

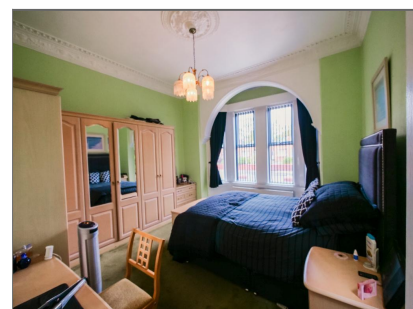
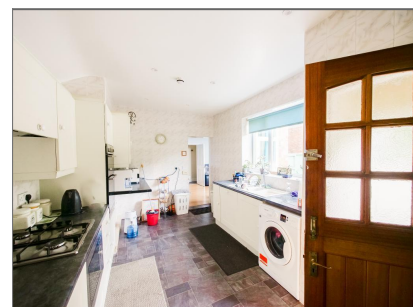
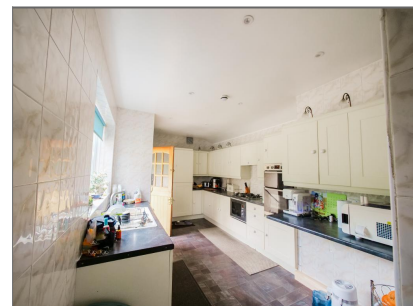
Bathroom - 10' 8" x 5' 11" (3.27m x 1.81m)

Lounge/Diner - 12' 10" x 14' 6" (3.93m x 4.44m)

Kitchen - 17' 6" x 9' 8" (5.35m x 2.96m)

Bedroom 2 - 15' 1" x 13' 3" (4.6m x 4.05m)

Shower Room - 6' 10" x 6' 10" (2.1m x 2.11m)



Basement

Hallway - 7' 4" x 5' 11" (2.26m x 1.82m)

Workshop 1 - 13' 5" x 18' 8" (4.11m x 5.7m)

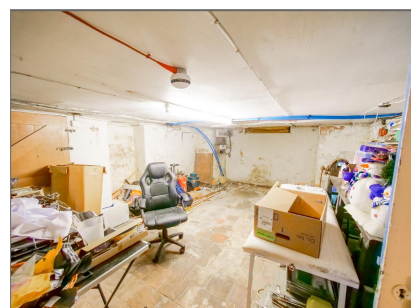
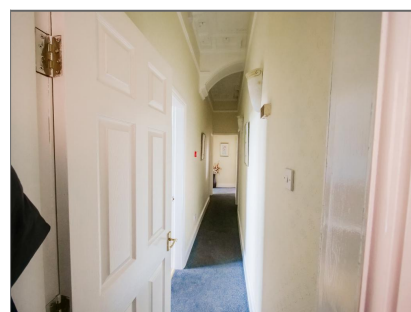
Library - 9' 1" x 5' 0" (2.79m x 1.53m)

Storage - 13' 1" x 15' 3" (4.01m x 4.67m)

Study - 11' 1" x 13' 8" (3.4m x 4.2m)

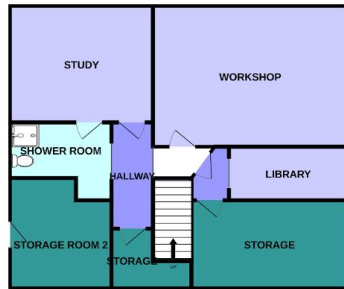
Storage Room 2 - 12' 8" x 10' 10" (3.88m x 3.31m)

Storage Room 3 - 9' 1" x 11' 0" (2.77m x 3.36m)

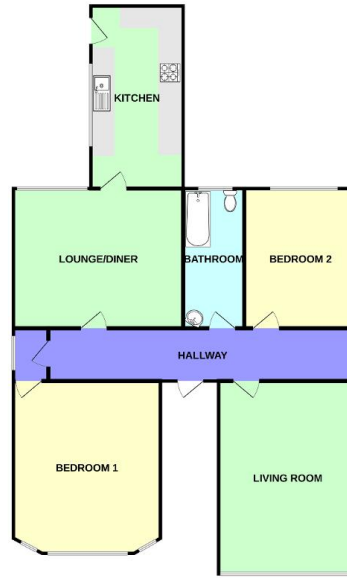


Floorplans

BASEMENT
872 sq.ft. (81.0 sq.m.) approx.



GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA: 2124 sq.ft. (197.3 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		
69-80	C	75 C	77 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.