

For Sale

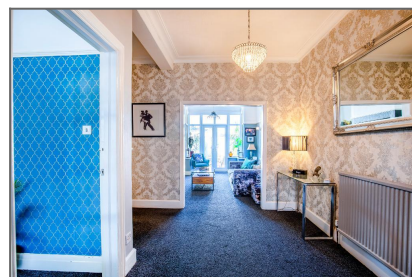
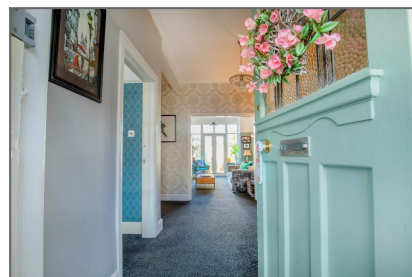
St Pauls Street, PR8 1LZ



**Offers in Region of £339,999 -
Under Offer**

4 bedroom Semi-Detached

- ✓ **4 Bedroom Semi Detached**
- ✓ **Birkdale Village Location**
- ✓ **Modern 4 Piece Family Bathroom**
- ✓ **Off Road Parking**
- ✓ **Fitted Kitchen/Dining Room**
- ✓ **Beautifully Presented Throughout**
- ✓ **2 Reception Rooms**
- ✓ **Low Maintenance Rear Garden**
- ✓ **EPC Band Rating - 'D'**



Bailey Estates

RESIDENTIAL SALES & LETTINGS

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Bailey Estates is a trading name of
'Nigel Bailey Estates Limited'

Description

Bailey Estates is delighted to present this beautifully appointed four-bedroom semi-detached home on St. Paul's Street in Birkdale. Perfectly positioned between Birkdale and Southport, this location offers unrivaled access to a wealth of amenities, excellent transport links with both train stations nearby, and the scenic Victoria Park within walking distance. With its proximity to Southport's iconic coastline, you can even enjoy events such as the Air Show and the Musical Fireworks Championships from the comfort of your own garden.

Approaching the property, you are welcomed by a block-paved driveway providing off-road parking. A gated side entrance leads to the rear garden, while a decorative stone border frames the pathway to the front porch. The home's crisp white exterior, complemented by painted brickwork, enhances its kerb appeal.

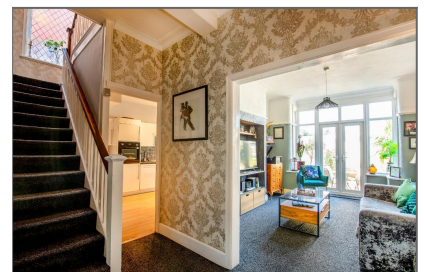
Step inside to a spacious and inviting porch, offering ample storage for coats and shoes. From here, the entrance hallway unfolds, bathed in natural light that flows through from the family room's rear patio doors. To the left, the elegant front lounge features a stunning bay window with charming stained-glass panels and plantation shutters. An electric fireplace serves as a cosy focal point, making this a perfect space for relaxation.

Seamlessly connected to the hallway, the open-plan family room at the rear offers a bright and airy living space, with patio doors leading directly out to the rear courtyard. Adjacent to this, the well-equipped kitchen is both stylish and practical, featuring an array of upper and lower storage units, integrated appliances including an eye-level electric oven, dishwasher, and electric hob. The kitchen extends into a designated dining area, with additional patio doors providing easy access to the garden, ideal for entertaining. Completing the ground floor is a convenient WC/cloakroom, which also offers space for laundry appliances or additional storage.

Ascending to the first floor, four well-proportioned bedrooms await, three of which are generous doubles, comfortably accommodating king-size beds. The master bedroom, positioned at the front of the property, boasts an impressive bay window, fitted wardrobes, and a built-in vanity area. The modern family bathroom with under floor heating, is beautifully designed, featuring a sleek double sink unit, a contemporary shower cubicle, and a luxurious freestanding bath.

Externally, the rear courtyard garden is a delightful outdoor retreat, featuring a striking half-moon stone feature bordered by vibrant planting. The dual patio doors from both the family room and kitchen diner create a seamless indoor-outdoor flow, making this space perfect for family gatherings and summer barbecues.

A home not to be missed! Beautifully presented and offering ample space for a growing family, this property is within easy reach of schools, transport links, and



local amenities; all while benefiting from off-road parking. It is also walking distance to the mile long Victorian shopping boulevard of Lord Street. Call Bailey Estates today on 01704 564163 to arrange your viewing.

Location

Leaving Bailey Estates office, head north on Liverpool Road and take the first right onto Alma Road. At the end of the road turn left onto Upper Aughton Road, continuing for approximately 0.4 miles along Aughton Road. Turn right onto Hollybrook road then 1st Left into Belmont road then left onto St Pauls street. Your new home at 24 St Pauls Street will be on your right hand side easily identified by a Bailey Estates For Sale board.

Ground Floor

Porch - 4' 3" x 7' 11" (1.32m x 2.42m)

Entrance Hallway - 12' 9" x 11' 6" (3.9m x 3.51m) (maximum measurements)

Lounge - 15' 1" x 13' 5" (4.61m x 4.09m)

Family Room - 14' 10" x 11' 6" (4.54m x 3.51m)

WC/Cloakroom - 8' 1" x 4' 5" (2.47m x 1.35m)

Kitchen/Breakfast Room - 22' 4" x 9' 10" (6.82m x 3m)

First Floor

Landing - 13' 4" x 11' 4" (4.08m x 3.46m) (maximum measurement)

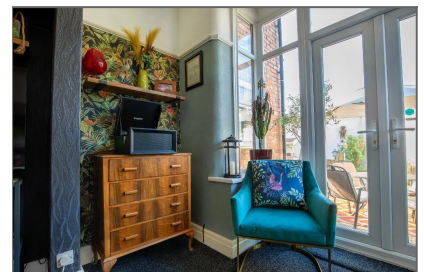
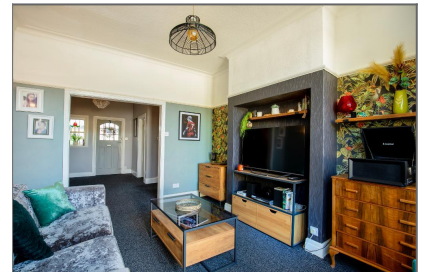
Bedroom 1 - 14' 8" x 13' 5" (4.48m x 4.09m)

Bedroom 2 - 13' 1" x 7' 11" (4.01m x 2.42m)

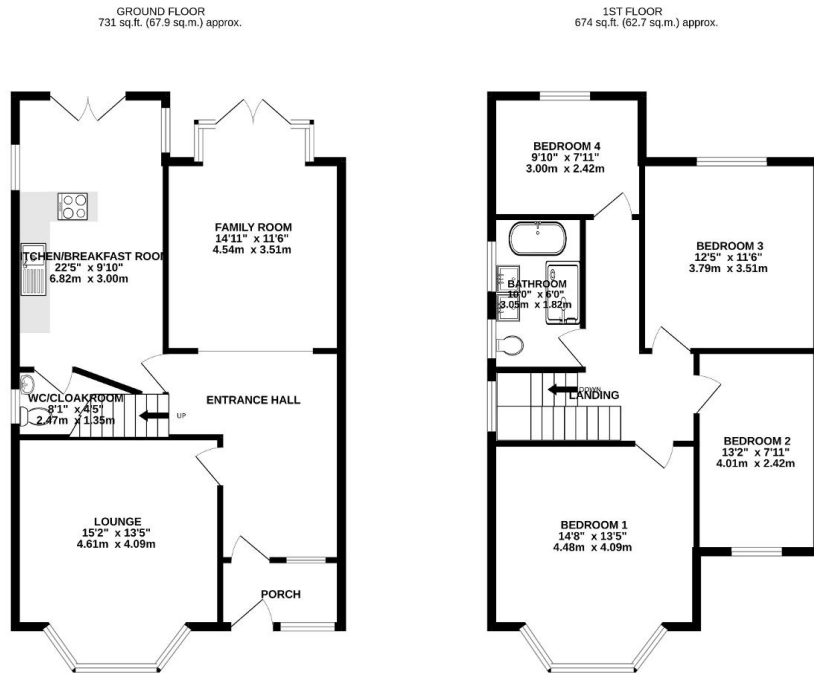
Bedroom 3 - 12' 5" x 11' 6" (3.79m x 3.51m)

Bedroom 4 - 9' 10" x 7' 11" (3m x 2.42m)

Bathroom - 10' 0" x 5' 11" (3.05m x 1.82m)

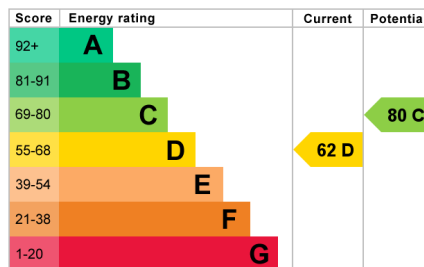


Floorplans



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, 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 Metagis ©2005



Additional Information

Sefton Council Band D
Local Authority Sefton

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.