

For Sale

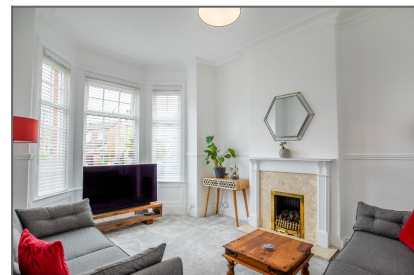
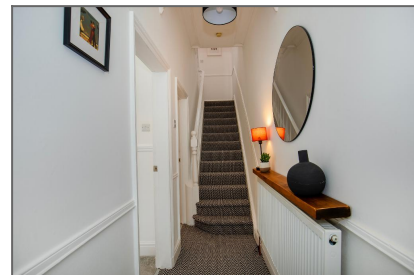
Claremont Road, Birkdale, PR8 4DZ



**Offers in Region of £319,999 -
Under Offer**

3 bedroom Semi-Detached

- ✓ **3 Bedroom Semi Detached**
- ✓ **Beautifully Presented Throughout**
- ✓ **Sun Catching Rear Garden**
- ✓ **Spacious Throughout**
- ✓ **Birkdale Location**
- ✓ **Open Plan Kitchen/Family Rooms**
- ✓ **Modern Family Bathroom**
- ✓ **EPC Band Rating - 'E'**



Description

Bailey Estates is delighted to present for sale this beautifully maintained and much loved three bedroom semi-detached home, perfectly situated on the ever-popular Claremont Road in Birkdale.

This desirable residential road is ideally placed within walking distance of local schools, making it a sought-after choice for families. With Birkdale Village just a short stroll away, you'll find a wide selection of independent shops, coffee houses, and everyday amenities close at hand. Excellent transport links are also on offer, with Birkdale train station providing direct access to Southport and Liverpool, while regular bus routes run nearby for added convenience.

Set behind a neatly kept lawned front garden, the property welcomes you via a smart porch into a bright and spacious hallway. From the outset, the care and attention shown by the current owners is evident, the home is immaculately presented and full of warmth.

To the front, a charming reception lounge offers a peaceful retreat with traditional features such as decorative coving, a dado rail, and a beautiful bay window that fills the room with natural light.

To the rear, the heart of the home lies in the spacious and contemporary open-plan family room, which seamlessly combines a stylish kitchen, relaxed sitting area, and dedicated dining space. This wonderful extension is flooded with light thanks to two sets of patio doors and a large Velux skylight overhead. The sleek kitchen is a standout feature, boasting integrated appliances including an eye-level oven and microwave, induction hob with modern extractor, dishwasher, fridge freezer, and washing machine. A convenient downstairs WC is tucked neatly away off this space.

Upstairs, a split-level landing leads first to a beautifully updated family bathroom complete with a bath and overhead shower, modern vanity sink unit, WC, and illuminated mirror. The first of three bedrooms is set to the rear, followed by a generously sized middle double bedroom, and finally, a bright and spacious principal bedroom to the front, enhanced by two large windows.

The rear garden provides an ideal setting for both play and relaxation, featuring a paved patio and a lawned area with a useful garden shed.

Homes on Claremont Road rarely stay on the market for long, so early viewing is highly recommended. Don't miss your opportunity, contact Bailey Estates today on 01704 564163.

Location

Leaving Bailey Estates office, head down Bolton Road to the end of the road. At the end of the road turn right onto Claremont Road where this wonderful property



will be on your left easily identified by a Bailey Estates FOR SALE board.

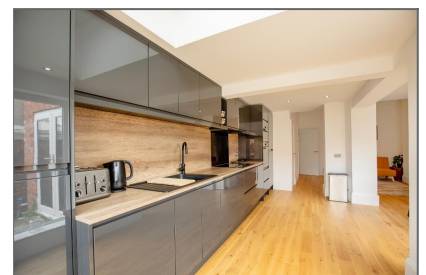
Ground Floor

- Porch - 3' 1" x 3' 7" (0.95m x 1.1m)**
- Entrance Hallway - 11' 1" x 3' 7" (3.4m x 1.1m)**
- Lounge - 14' 6" x 11' 8" (4.42m x 3.56m)**
- Sitting Room - 12' 2" x 11' 8" (3.71m x 3.56m)**
- WC - 3' 7" x 3' 6" (1.11m x 1.09m)**
- Dining Room - 9' 6" x 6' 7" (2.91m x 2.02m)**
- Kitchen - 18' 6" x 8' 8" (5.64m x 2.65m)**

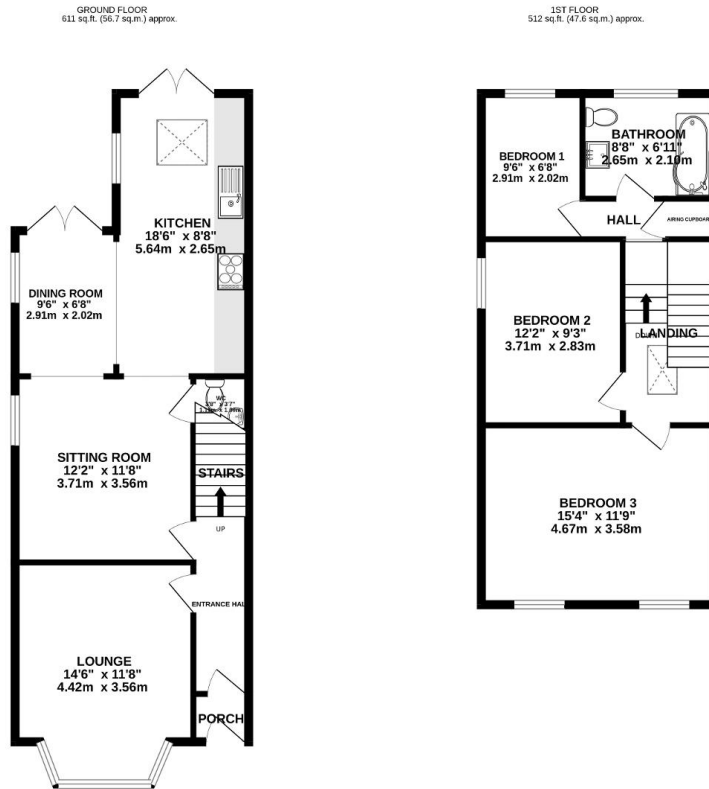


First Floor

- Landing - 12' 2" x 5' 9" (3.71m x 1.77m)**
- Bedroom 1 - 9' 6" x 6' 7" (2.91m x 2.02m)**
- Bathroom - 8' 8" x 6' 10" (2.65m x 2.1m)**
- Bedroom 2 - 12' 2" x 9' 3" (3.71m x 2.83m)**
- Bedroom 3 - 15' 3" x 11' 8" (4.67m x 3.58m)**



Floorplans



TOTAL FLOOR AREA: 1123 sq. ft. (104.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metropac CDS2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

Council Tax Band B
 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

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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.

