

For Sale

Crescent Road, Birkdale, PR8 4SR



**Offers in Excess of £349,999 -
Under Offer**

3 bedroom Semi-Detached

- ✓ **Late Victorian Semi Detached**
- ✓ **3 Reception Rooms**
- ✓ **Modern Family Bathroom**
- ✓ **Off Road Driveway Parking**
- ✓ **EPC Band D**
- ✓ **3 Great Sized Bedrooms**
- ✓ **Spacious Throughout**
- ✓ **Expansive Rear Garden**
- ✓ **Birkdale Location Close to Village**



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 charming semi-detached family home with 3 reception rooms and 3 bedrooms, ideally situated on the ever-popular Crescent Road in Birkdale.

This wonderful property is well maintained and offers the perfect blend of period features and comfortable modern living, making it an ideal choice for families seeking a welcoming home in a desirable residential location.

Crescent Road enjoys a prime position within easy reach of Birkdale Village, renowned for its array of independent shops, cafés, and restaurants. Excellent transport links, including Birkdale train station, make commuting straightforward, while nearby schools such as Birkdale Primary and Greenbank High School are highly regarded, perfect for families with children. The area also offers a variety of leisure activities, including scenic walks through Victoria Park and the nearby coastline, as well as sporting clubs and local play areas.

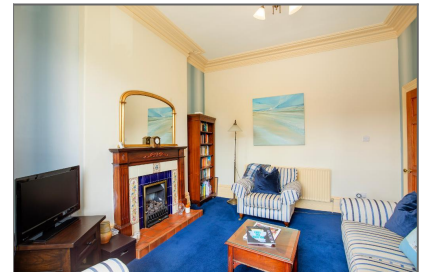
To the front, the property boasts a gated driveway providing ample off-road parking for a number of cars/vehicle, with gated side access to the rear garden. The attractive frontage is beautifully maintained, setting the tone for the home within. Double doors open into a useful porch, which then leads into the welcoming entrance hallway, brimming with original Victorian charm. Ornate coving, a dado rail, and high ceilings offer a warm and characterful first impression.

The front reception lounge is a welcoming and elegant space, complete with a bay window and gas fireplace. A second reception room, also featuring a gas fireplace, is accessed from the hallway and makes an ideal formal dining room or second lounge.

To the rear, the fitted kitchen comes complete with integrated appliances, including a fridge/freezer, dishwasher, electric oven, 4-ring gas hob, washing machine and a tumble dryer. A convenient downstairs WC is located just off the kitchen. From here, step through into the bright and airy third reception room, an incredibly versatile space ideal for use as a family room, playroom, or home office, thanks to its skylight windows, garden views, and double patio doors that open out onto the rear garden.

Upstairs, a split-level landing leads first to the stylish family bathroom and a good sized bedroom, before continuing to the main landing, with feature stained glass roof lantern, providing access to two further spacious double bedrooms, including the front-facing principal bedroom.

The rear garden is a true highlight, generous in size and beautifully maintained, it features a paved patio for al fresco dining, a large lawned area ideal for children and pets, established vegetable patches, a raised pond, and a garden shed.



This much-loved family home is now ready to begin its next chapter with new owners. With its desirable location, spacious layout, and period charm, this property is sure to attract strong interest.

To arrange your private viewing, contact Bailey Estates today on 01704 564163.

Location

Leaving Bailey Estates office, head south on Liverpool Road then at the traffic lights turn right onto Crescent Road where this wonderful home will be on your right.

Ground Floor

Porch - 3' 2" x 4' 11" (0.99m x 1.5m)

Entrance Hallway - 21' 7" x 5' 10" (6.58m x 1.78m) (maximum width)

Lounge - 14' 9" x 12' 0" (4.52m x 3.66m)

Dining Room - 11' 11" x 11' 0" (3.64m x 3.36m)

Kitchen - 14' 3" x 9' 1" (4.35m x 2.78m)

WC - 9' 1" x 2' 7" (2.78m x 0.81m)

Rear Living Room - 14' 3" x 11' 4" (4.35m x 3.47m)

First Floor

Landing - 15' 4" x 5' 11" (4.69m x 1.82m)

Family Bathroom - 5' 7" x 5' 6" (1.71m x 1.69m)

Bedroom 1 - 16' 11" x 11' 11" (5.16m x 3.65m)

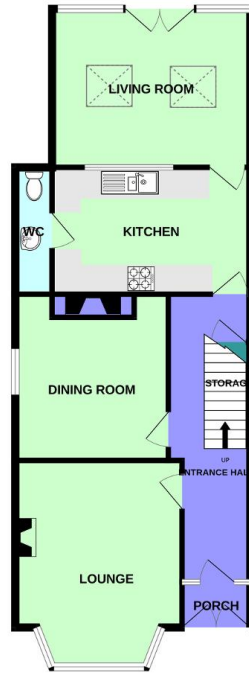
Bedroom 2 - 11' 11" x 10' 11" (3.64m x 3.35m)

Bedroom 3 - 11' 4" x 9' 1" (3.47m x 2.78m)



Floorplans

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax 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

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