

For Sale

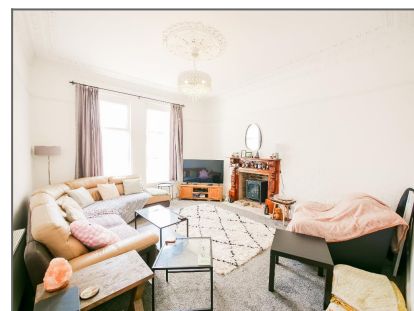
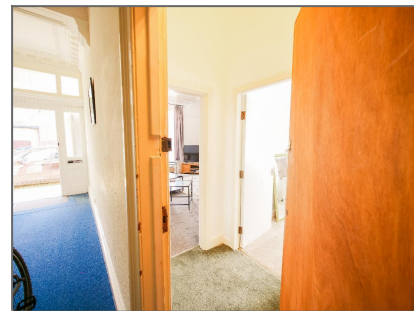
Walmer Road, Birkdale, PR8 4SX



Offers in Region of £140,000 - Available

2 bedroom Apartment

- ✓ **Ground Floor Apartment**
- ✓ **Spacious Living Room**
- ✓ **Low Maintenance Garden**
- ✓ **Stylish Modern Kitchen**
- ✓ **Two Good Sized Bedrooms**
- ✓ **Sought After Location**
- ✓ **Shower/Wet Room**
- ✓ **EPC Rating - 'D'**



Description

Nestled in one of Southport's most sought-after neighbourhoods, this spacious and stylish ground floor apartment offers an exceptional opportunity for those seeking comfort, convenience, and character in equal measure.

From the moment you step inside, you're welcomed into a home that's been thoughtfully designed to blend modern living with generous proportions.

You can enter this property from 2 different entrances. The front of the building or to the side through the garden.

Entering through the side entrance, you're greeted by a bright and airy hallway that instantly sets a welcoming tone. To your left, you'll find the modern shower room, thoughtfully designed as a practical and stylish wet room. Directly ahead lies the first generously sized bedroom, offering comfort and versatility. Turning right from the hallway brings you into the beautifully finished kitchen and dining area, perfect for both everyday living and entertaining. Continuing along the hallway, the second spacious bedroom awaits on your right, while at the far end you'll step into the impressive living room, where high ceilings and period charm create a wonderfully open and character-filled space.

The exterior is equally appealing, with a low-maintenance astroturf garden providing the perfect space to relax and entertain. The garden wraps around to the right-hand side of the property, giving you additional private outdoor space.

To the front, a substantial stone driveway provides off-road parking for multiple vehicles.

Positioned just a short stroll from Birkdale Village, you'll have a wealth of amenities on your doorstep, including highly rated restaurants, charming cafés, boutique shops, and essential services. The area is well-connected, with excellent rail and bus links to both Liverpool and Southport within easy walking distance. For those who enjoy the outdoors, local parks are nearby, as well as beautiful coastal walks. Families will also appreciate the close proximity to highly regarded local schools.

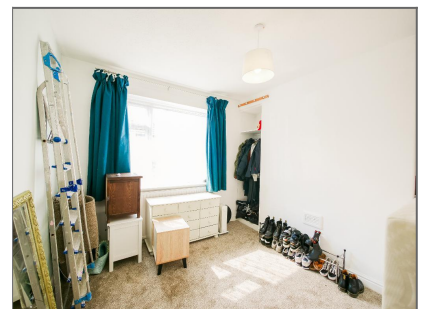
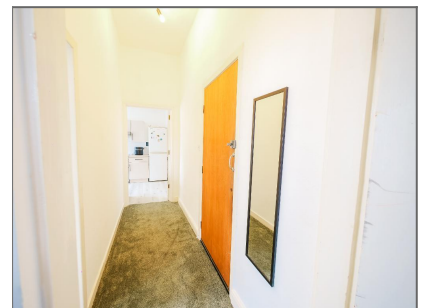
Location

Leave Bailey Estates, cross over into Welbeck Road continue along until you come to Walmer Road on the left hand side where the property is easily identified by a Bailey Estates "For Sale" board.

Ground Floor

Entrance Hallway - 3' 8" x 11' 5" (1.14m x 3.5m)

Living Room - 16' 3" x 13' 8" (4.96m x 4.18m)



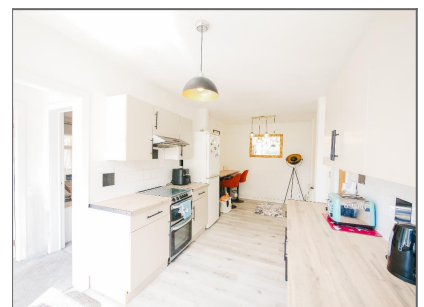
Kitchen/Dining Room - 8' 3" x 20' 10" (2.53m x 6.37m)

Bedroom 1 - 10' 7" x 11' 0" (3.23m x 3.37m)

Bedroom 2 - 9' 8" x 9' 8" (2.96m x 2.96m)

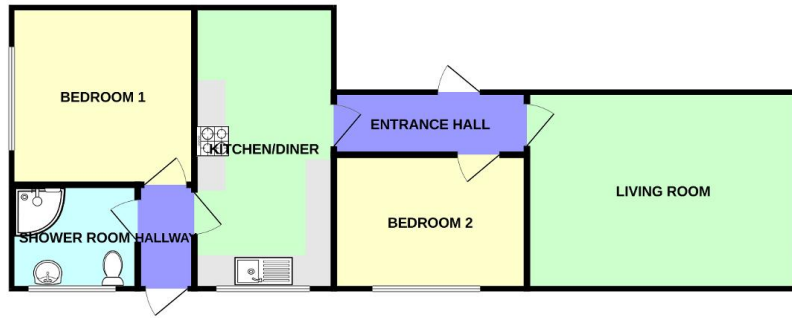
Shower Room - 7' 4" x 6' 1" (2.26m x 1.87m)

Hallway - 6' 11" x 3' 4" (2.13m x 1.04m)



Floorplans

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.
While 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 misstatement. 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		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Banding - A
Local Authority - Sefton Council

Tenure: TBC

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.