

For Sale

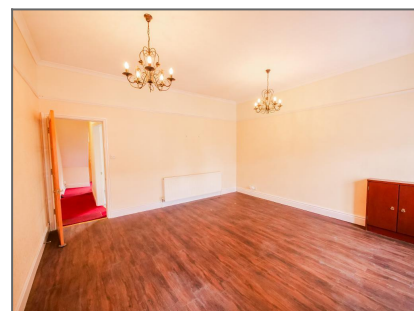
Claremont Road, Birkdale, PR8 4DX



£185,000 - Available

3 bedroom End Terraced

- ✓ **3 Bedroom Semi-Detached**
- ✓ **Birkdale Location**
- ✓ **3 Good Sized Bedrooms**
- ✓ **Courtyard Type Garden**
- ✓ **Side Access**
- ✓ **Two Reception Rooms**
- ✓ **Spacious Driveway**
- ✓ **Nicely Finished Shower Room**
- ✓ **EPC Band Rating - 'C'**



Description

This charming three bedroom semi-detached house in Birkdale offers a warm and welcoming living space in a highly sought-after location. Upon entry, you're greeted by a spacious main living room with attractive wood-effect flooring, perfect for relaxing or entertaining. Following the hallway, you will find a second lounge/dining room, ideal for families. The bright and airy open hallway leads to a well sized kitchen, offering ample counter space and practicality for everyday use.

Upstairs, the open landing connects to three good sized bedrooms, all offering good proportions and natural light. The shower room is tastefully finished with a large, modern shower.

Outside, the property boasts a courtyard-style rear garden with side access, providing a private and manageable outdoor space. At the front, a spacious driveway comfortably accommodates multiple vehicles.

Located within walking distance of the ever-popular Birkdale Village, with 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

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 right easily identified by a Bailey Estates FOR SALE board.

Ground Floor

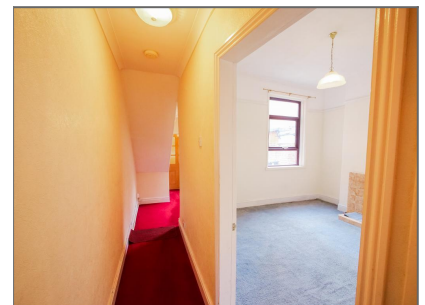
Porch - 2' 9" x 7' 5" (0.85m x 2.27m)

Living Room - 13' 9" x 14' 11" (4.22m x 4.57m)

Lounge/Diner - 11' 10" x 10' 7" (3.61m x 3.23m)

Hallway - 7' 10" x 8' 2" (2.41m x 2.51m)

Kitchen - 10' 9" x 12' 0" (3.29m x 3.68m)



First Floor

Bedroom 1 - 13' 6" x 15' 0" (4.13m x 4.59m)

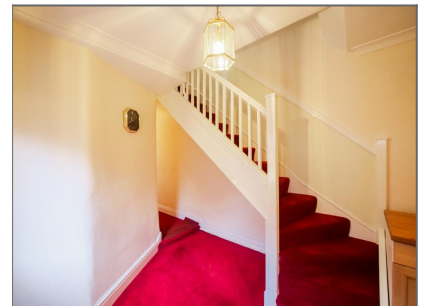
Bedroom 2 - 9' 7" x 10' 7" (2.93m x 3.25m)

Bedroom 3 - 14' 0" x 8' 1" (4.29m x 2.48m)



Shower Room - 8' 11" x 4' 11" (2.74m x 1.51m)

Landing - 16' 1" x 5' 4" (4.91m x 1.64m)



Floorplans



TOTAL FLOOR AREA: 1242 sq. ft. (115.4 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.

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

Additional Information

Council Tax Band A
Local Authority Sefton Council

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.