

**For Sale**

**St Peters Road, Birkdale, PR8 4BY**



**£330,000 - Available**

**3 bedroom Detached**

- ✓ **3 Bedroom Detached Property**
- ✓ **Presented over 3 floors**
- ✓ **Fabulous Kitchen & Bathroom**
- ✓ **Beautifully Finished Throughout**
- ✓ **New Build Property**
- ✓ **Close to Village & Train Station**
- ✓ **Very Sought After Location**
- ✓ **EPC Band Rating - 'TBC'**



## Description

Beautiful New Build property presented over three floors. This stunning three-bedroom detached property in the ever-popular Birkdale offers modern style, spacious living, and an excellent location close to local amenities.

On entering the property, you are immediately welcomed into the bright, open-plan layout. To the right, the stylish kitchen is lit by a large bay window and offers plenty of counter space, seamlessly flowing into the living area. The lounge is filled with natural light thanks to sliding doors opening onto the rear of the property, while a cleverly designed downstairs WC is tucked away under the stairs. "The ground floor benefits from modern underfloor heating, providing efficient and consistent warmth throughout the living space.

The first floor hosts two good sized bedrooms, each finished with modern spotlights, as well as a beautifully finished family bathroom. The bathroom has the added benefit of dual access, including direct entry from bedroom one, enhancing both comfort and convenience.

On the top floor, the third bedroom offers a spacious and private retreat. With skylights and ceiling spotlights, it's a bright and inviting space that could equally serve as a guest room, home office, or master suite.

The rear garden is a well-sized lawned area, with excellent side access leading to the front of the property. To the front, the home also benefits from on-drive parking for multiple vehicles, adding further convenience.

The location is another key feature, just a short walk from Birkdale Village, home to a fantastic range of highly rated restaurants, cafés, and independent shops. The property also benefits from excellent travel links to Southport town centre and Liverpool, and is surrounded by well-regarded schools and beautiful parks.

This is a home that combines stylish renovation with practicality and charm, making it a perfect choice for modern family living in one of Southport's most sought-after areas.

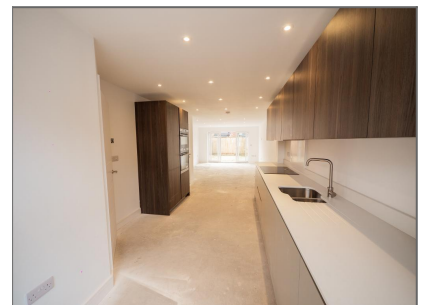
## Location

Leave Bailey Estates Birkdale office, head South on Liverpool Road. Taking your first available left into St Peters Road and the property is situated on the first corner.

## Ground Floor

**Entrance Hallway - 7' 4" x 5' 2" (2.24m x 1.6m)**

**Kitchen/Living Room - 38' 8" x 12' 9" (11.81m x 3.91m)**



**W/C - 3' 6" x 4' 11" (1.09m x 1.5m)**

## First Floor

**Bedroom 1 - 11' 0" x 12' 9" (3.37m x 3.9m)**

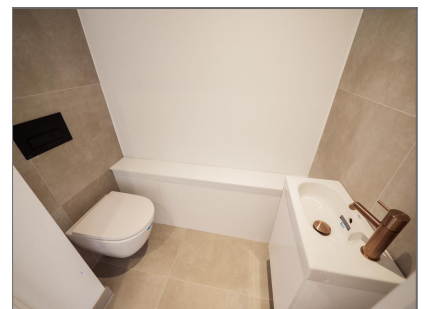
**Bathroom - 5' 4" x 5' 3" (1.64m x 1.61m)**

**Bedroom 2 - 9' 11" x 12' 9" (3.03m x 3.91m)**

**Landing - 12' 5" x 2' 11" (3.8m x 0.91m)**

## Second Floor

**Bedroom 3 - 9' 6" x 16' 11" (2.91m x 5.16m)**



## Floorplans



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metropix 6/2025

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Council Tax Band B  
 Local Authority Sefton

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.