

For Sale

Banastre Road, Birkdale, PR8 5BQ



£175,000 - Available

2 bedroom Semi-Detached

- ✓ **2 Bedroom Semi-Detached**
- ✓ **2 Good Sized Bedrooms**
- ✓ **On Drive Parking**
- ✓ **Perfect for First Time Buyers**
- ✓ **Beautifully Finished Kitchen**
- ✓ **Cosy Warm Feel Throughout**
- ✓ **Sought After Location**
- ✓ **EPC Band Rating - 'D'**



Description

From the moment you step through the front door, this delightful two-bedroom semi-detached home greets you with a warm, homely feel that flows throughout the property.

The inviting living room features a bay window that fills the space with natural light, creating a bright yet cosy atmosphere. From here, you move into the lovely dining room, perfect for family meals or entertaining. The beautifully finished kitchen offers plenty of counter space, while to the rear of the property you'll find a well-presented shower room.

Upstairs, there are two generously sized bedrooms, each flooded with natural light while retaining a cosy, welcoming charm.

Outside, the rear garden is a quaint, low-maintenance stoned yard, an ideal spot to sit out and enjoy. To the front, the property benefits from on-drive parking.

Perfectly located, the home is close to both Southport town centre and Birkdale Village, each offering popular restaurants, cafés, shops, and local amenities. Excellent travel links from Southport provide direct connections to Liverpool and Manchester, while highly regarded schools and beautiful parks are also nearby.

This home is ideal for first-time buyers, downsizers, or anyone looking for a cosy property in a convenient and popular location.

Location

Leave Bailey Estates Birkdale Sales office and head down Bolton Road. Continue over the junction into Clarence Road and at the end take a right into Upper Aughton Road. At the roundabout take a left into Mosley Street and at the far junction turn left into Banastre Road where the property will be easily identified by a Bailey Estates 'For Sale' board further down on the left hand side.

Ground Floor

Entrance Porch - 4' 7" x 3' 4" (1.42m x 1.04m)

Living Room - 13' 8" x 9' 7" (4.18m x 2.93m)

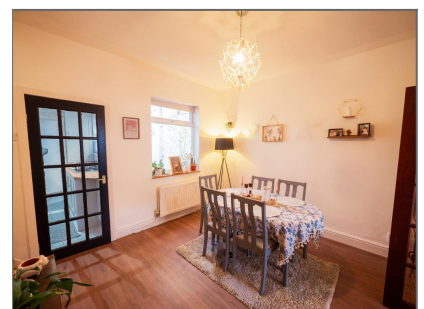
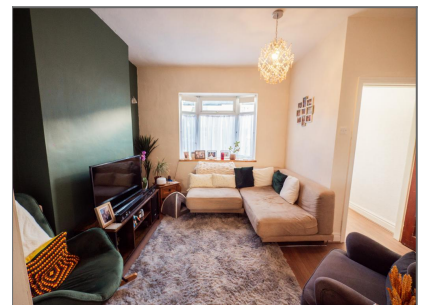
Dining Room - 12' 1" x 11' 1" (3.69m x 3.38m)

Kitchen - 12' 5" x 6' 11" (3.81m x 2.12m)

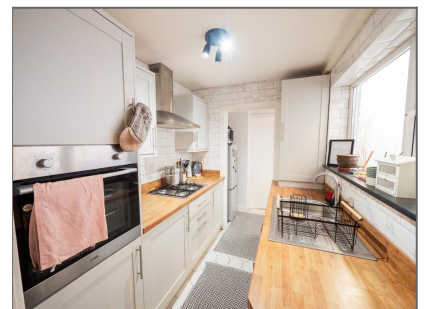
Shower Room - 5' 4" x 6' 3" (1.63m x 1.91m)

First Floor

Bedroom 1 - 10' 0" x 13' 8" (3.05m x 4.17m)



Bedroom 2 - 11' 2" x 11' 10" (3.42m x 3.61m)



Floorplans



TOTAL FLOOR AREA: 839 sq.ft. (78.0 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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band A
Local Authority Sefton

Tenure: Leasehold of 999 years from 1st Nov. 1893 with £8.00pa ground rent.

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.