

**Palace Road,  
Birkdale**

  
**SMART MOVE**



Asking Price **£575,000**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)  
[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**





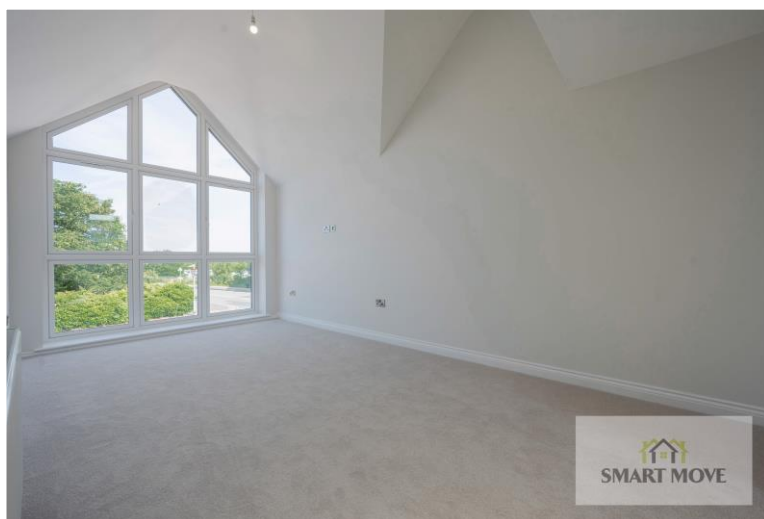
Enjoying an enviable corner plot location in Birkdale village, lies this deceptively spacious detached home. The accommodation is flexible in its use, with the being bedrooms on both the ground and first floors, with all bedrooms benefiting from en suites. The room you would spend most of your time in is the WOW factor L-shaped kitchen family room, spanning around 29ft in length and stretching the full width of the property, creating a sociable airy living space to suit today's buyers' needs.

The proposed internal layout of the property in brief includes: entrance hall with glass and oak staircase to the first floor, integral single garage with electric door, ground floor WC, ground floor third bedroom with en suite shower room off, L-shaped open plan kitchen family room with sliders opening to the rear garden, fully integrated kitchen with quartz worksurfaces and a centre island unit, separate utility room, first floor landing, bedroom one to the first floor with a dressing room and en suite off and bedroom two is also located to the first floor and has an en suite as well.

Off road parking will be available in front of the property on the spacious resin driveway, in addition to the integral single garage with electric door. As the property occupies a corner plot location, it benefits from lawned gardens areas to the front, left-hand side and also to the rear, with the rear garden also boasting an expansive Indian stone patio area and a timber fenced perimeter.

About the Builder: Specialising in select developments of individual builds, Bella Homes are known for high quality family homes of distinction, with each property crafted to a high specification and sure to evoke envy amongst those lucky enough to have experienced first-hand one of their amazing properties. Award Nominated by the local council for quality of build and design, Bella Homes have created loving family homes in the local area and are fast becoming "The" choice for discerning purchasers yearning for a new build home, without being on a large estate. Every Bella Homes property is specifically designed from inception to completion with longevity and desirability at the forefront, creating a home, not just another house.

About the Local Area: Birkdale is an area of Southport, in the north-west of England. The area is located on the Irish Sea coast, approximately a mile away from the centre of Southport. Despite its small size, Birkdale receives a great deal of sporting attention once every few years as it plays host to The Open Championship at Royal Birkdale Golf Course. Just minutes walk from Westcliffe road is Victoria Park which not only provides fantastic walks and picturesque scenery, but is also home to the famous annual Southport Flower Show. For commuting Birkdale is serviced by regular bus routes and also has two train stations, making it easy to commute to larger towns and cities. Within the heart of Birkdale village itself are numerous boutique shops, restaurants and bars. New Cut Close is on the boundary of Birkdale and Halsall, falling into those catchment areas for outstanding schools. Both Southport and Ormskirk town centres almost equal distance away for larger shops.



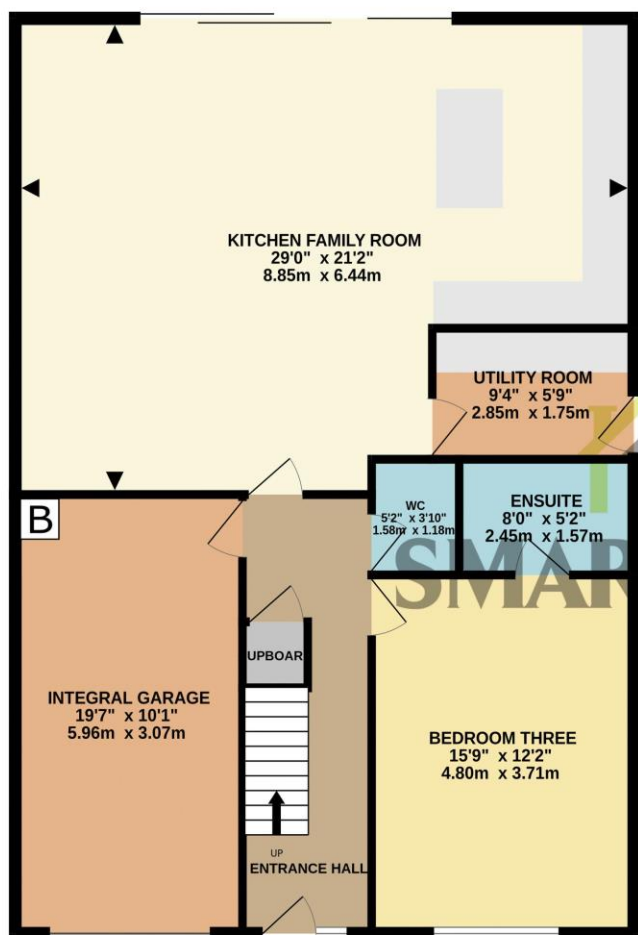
- \* **Corner Plot Location**
- \* **Walking Distance to Victoria Park**
- \* **Floor Area circa 1,833 sq ft**
- \* **Estimated Completion Spring 2025**
- \* **Garden Areas to Front, Side & Rear**

- \* **Walking Distance to the Beach**
- \* **Flexible Accommodation**
- \* **Currently Under Construction**
- \* **Resin Driveway & Integral Garage**
- \* **Flooring & Integrated Kitchen Included**

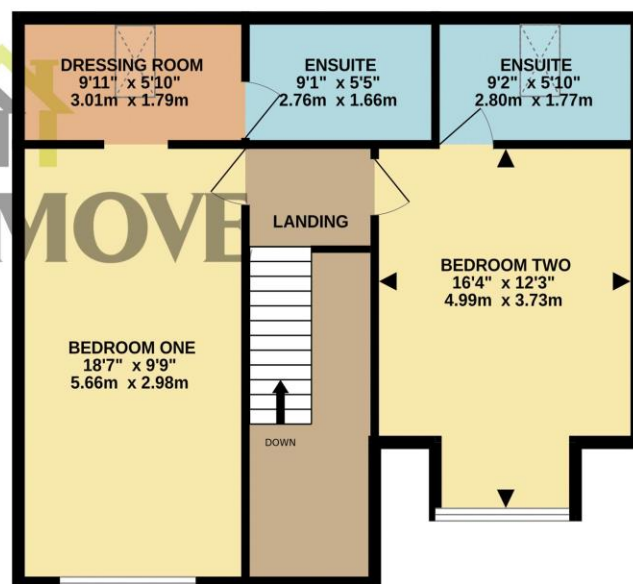




GROUND FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 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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SMART MOVE

PRS Property Redress Scheme

**Smart Move – Tarleton**  
**226a Hesketh Lane,**  
**Tarleton, Preston, PR4 6AT**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.