



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Gloucester Road

Birkdale, PR8 2AU

£12,500

\*\*\*AVAILABLE TO LET FOR THE ROYAL BIRKDALE GOLF OPEN 2026\*\*\*

\*\*\*PRICE ON APPLICATION\*\*\*

Flexi-Agent are proud to present this three-bedroom semi-detached property, available exclusively for the Royal Birkdale Golf Open 2026.

Situated on Liverpool Road in Birkdale, the property is just 1.5 miles from the Royal Birkdale Golf Club and only a stone's throw from several other prestigious courses, including Hillside Golf Club and Southport Golf Links.

Surrounded by a wealth of local amenities, including Birkdale Village and Southport town centre, guests will have easy access to a variety of shops, restaurants, bars, and cafés. The area also benefits from excellent transport links, with Birkdale train station, convenient bus routes, and close proximity to the A565, providing easy access to Southport, Liverpool, Preston and beyond.

The ground floor briefly comprises a welcoming entrance hallway, a bright large front lounge, WC, breakfast kitchen space & utility room.

Upstairs offers two nicely sized bedrooms & a well presented four piece bathroom.

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

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- Two bedroom
- Spacious front living room
- Open breakfast kitchen
- Utility room
- Four piece bathroom
- Lower ground snug & office space
- Private courtyard garden
- Driveway parking
- Viewings available upon request



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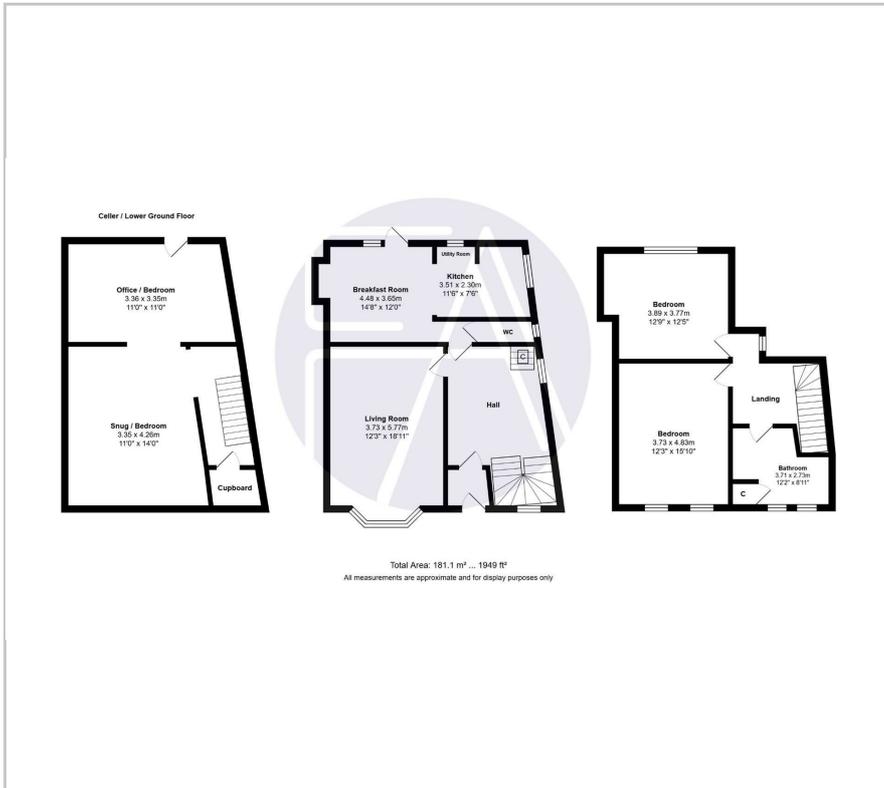
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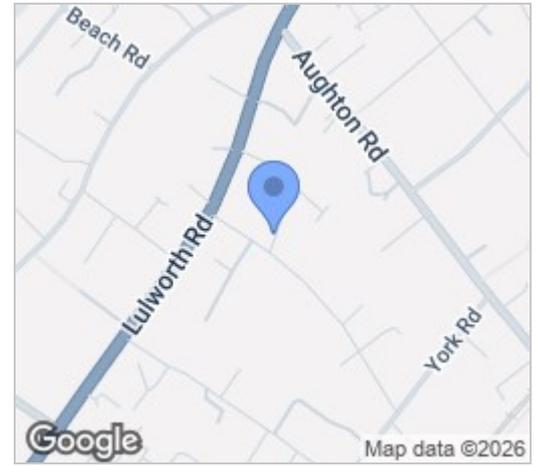
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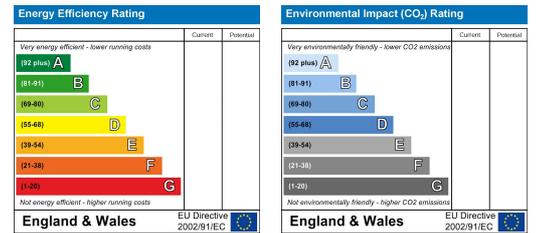
## Floor Plan



## Area Map



## Energy Efficiency Graph



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