



# Crescent Avenue

Liverpool, L37 2ES

**£28,000 Per Week**

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

Flexi Agent are delighted to present this impressive four-bedroom detached property, available to let for The Open Championship at Royal Birkdale 2026. Located on Crescent Avenue in Formby, the property sits approximately 5 Min walk to Formby Train Station, 7.3 miles from Royal Birkdale Golf Club and is well positioned for other nearby courses including Formby Golf Club, Southport & Ainsdale Golf Club, and Hillside Golf Links.

The property is ideally situated close to Formby Beach, the Pinewoods, and a wide range of shops, restaurants, and bars, with excellent transport links via Formby train station, local bus routes, and easy access to the A565 connecting Southport, Birkdale, and Liverpool.

The ground floor offers two bright reception rooms, including an L-shaped living and dining area with doors opening to the rear garden. The modern kitchen is fitted with integrated appliances, while a converted garage provides a luxury gym space, complemented by a separate laundry room and WC.

Upstairs are four double bedrooms, each with its own ensuite shower room. The principal bedroom further benefits from a stylish four-piece ensuite, and an additional bedroom features a walk-in wardrobe.

Externally, the property boasts secure gated driveway parking and a generous south-facing rear garden with seating

- \*\*\*AVAILABLE TO LET EXCLUSIVELY FOR THE ROYAL BIRKDALE GOLF OPEN\*\*\*
- 7.3 miles away from the Royal Birkdale Golf Club
- Four double bedrooms, Detached, Circa 2815 sqft
- Two bright and spacious reception rooms
- Modern kitchen with integrated appliances
- Four luxurious ensuite bathrooms and downstairs WC
- Driveway parking
- Generous, south facing garden with seating area
- Viewings available upon request

## Viewing

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





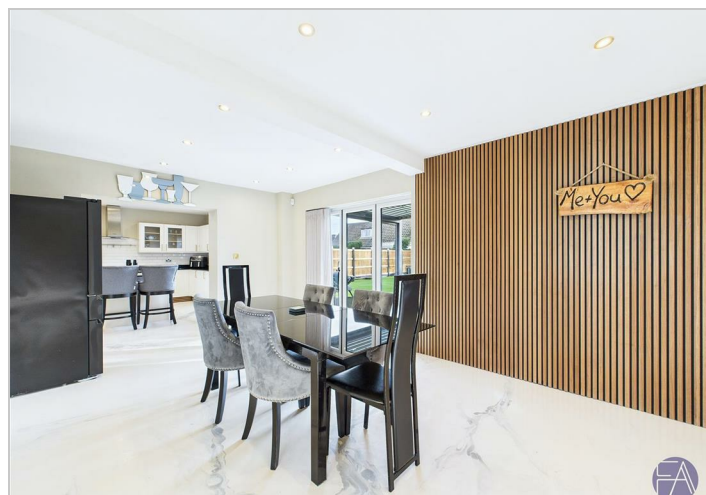
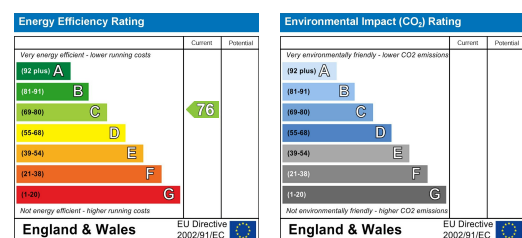
## Floor Plan



## Area Map



### Energy Efficiency Graph



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