



Leybourne Avenue

Southport, PR8 3EL

£7,000

****AVAILABLE FOR THE ROYAL BIRKDALE GOLF OPEN 2026****

PRICE ON APPLICATION*

Flexi Agent are proud to present this beautifully presented three-bedroom semi-detached home, available to let exclusively for The Royal Birkdale Golf Open 2026. Perfectly located in the desirable area of Birkdale, this stylish property is just 1 mile from Royal Birkdale Golf Club, making it an ideal base for golf enthusiasts and event attendees. The home is also close to other well-known courses, including Hillside Golf Club and Hesketh Golf Club. Surrounded by a variety of amenities, the property is within easy reach of Birkdale and Hillside villages, as well as Southport town centre, offering a wide selection of shops, restaurants, bars, cafés, and local conveniences. Excellent transport links are also nearby, with Birkdale and Hillside train stations providing direct access to Liverpool and surrounding areas.

The ground floor comprises a stylish front lounge with a large bay window, a spacious open-plan kitchen and dining area with integrated appliances and sleek bi-folding doors leading to the rear garden, and a cosy family room—ideal for entertaining or relaxing.

The first floor offers three well-proportioned bedrooms—two of which feature built-in wardrobes, with the front bedroom enjoying a charming bay window—alongside a modern, three-piece family bathroom.

Externally, the property benefits from driveway parking and a generous, sun-catching rear garden with a comfortable seating area—perfect for unwinding after a day at the golf.

- Three bedrooms
- Semi detached
- One mile from Royal Birkdale Golf Club
- Front lounge with bay window
- Open plan kitchen/diner
- Three piece family bathroom
- Driveway parking
- Sun catching rear garden
- Viewings available on 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.



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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-91) A			(92-91) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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