



# Stanley Avenue

Southport, PR8 4RU

**£25,000 Per Week**

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

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

\*\*\*\* Sleeps up to 12 People \*\*\*\*

Flexi Agent are delighted to bring to market this impressive and spacious six-bedroom detached property, ideally located for the upcoming Golf 2026 tournament. Situated within close proximity to the sought-after Birkdale Village, the home benefits from a wealth of local amenities including popular bars, restaurants, boutique shops, cafés, and excellent transport links via Birkdale train station.

This substantial family home offers generous and versatile living accommodation set over three floors. The ground floor comprises a welcoming entrance hallway, two spacious front lounges—one currently used as a bar/lounge area, a downstairs WC and a versatile home office or dining room. To the rear is a large, modern kitchen fitted with high-specification appliances and bi-folding doors that open onto a sun-catching decked area, ideal for entertaining.

The first floor hosts four generously sized bedrooms, two of which benefit from private en-suite bathrooms. A stylish three-piece family bathroom also features a cleverly designed laundry room for added practicality. A separate utility room completes the ground floor layout.

## 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.

■ \*\*\*\* AVAILABLE FOR THE ROYAL BIRKDALE OPEN 2026 \*\*\*\*

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

- Six bedroom, Detached, circa 2239 sqft
- 1.3 miles to The Royal Birkdale Golf Club
- Presented to a high specification
- Three reception rooms
- Three bathrooms
- Driveway parking, detached garage and EV Charging port
- Sun catching garden with a home gym
- Viewing is available immediately by appointment





**Room Schedule:**

| Room             | Dimensions (ft) | Dimensions (m) |
|------------------|-----------------|----------------|
| Office/Studio    | 11'7" x 13'0"   | 3.57 x 3.96    |
| Kitchen          | 10'7" x 10'0"   | 3.26 x 3.05    |
| WC               | 4'10" x 6'0"    | 1.21 x 1.83    |
| Entrance Hallway | 10'0" x 7'0"    | 3.05 x 2.13    |
| Lounge           | 10'7" x 18'0"   | 3.26 x 5.49    |
| Lounge/Bar       | 12'0" x 15'2"   | 3.66 x 4.62    |
| Porch            | -               | -              |
| Bedroom 1        | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 2        | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 3        | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 4        | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 5        | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 6        | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 7        | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 8        | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 9        | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 10       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 11       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 12       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 13       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 14       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 15       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 16       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 17       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 18       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 19       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 20       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 21       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 22       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 23       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 24       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 25       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 26       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 27       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 28       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 29       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 30       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 31       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 32       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 33       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 34       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 35       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 36       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 37       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 38       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 39       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 40       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 41       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 42       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 43       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 44       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 45       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 46       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 47       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 48       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 49       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 50       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 51       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 52       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 53       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 54       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 55       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 56       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 57       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 58       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 59       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 60       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 61       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 62       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 63       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 64       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 65       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 66       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 67       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 68       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 69       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 70       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 71       | 10'0" x 11'1"   | 3.05 x 3.38    |
| Bedroom 72       | 10'0" x 11'1"   | 3.05 x 3.38    |

| Energy Efficiency Rating  | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating  | Current | Potential |
|---|---------|-----------|---|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p> <span>(92 plus) A</span><br/> <span>(81-91) B</span><br/> <span>(69-80) C</span><br/> <span>(55-68) D</span><br/> <span>(39-54) E</span><br/> <span>(21-38) F</span><br/> <span>(1-20) G</span> </p> <p> <span>52</span> <span>62</span> </p> <p>Not energy efficient - higher running costs</p> |         |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p> <span>(92 plus) A</span><br/> <span>(81-91) B</span><br/> <span>(69-80) C</span><br/> <span>(55-68) D</span><br/> <span>(39-54) E</span><br/> <span>(21-38) F</span><br/> <span>(1-20) G</span> </p> <p> <span>52</span> <span>62</span> </p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |         |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>   |         |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>   |         |           |



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