



Guildford Road,  
Birkdale, PR8 3DZ

**OFFERS OVER**  
**£220,000**

**SM**  
STEPHANIE MACNAB  
ESTATE AGENT

A beautifully RENOVATED home offering stylish, MOVE-IN READY accommodation, positioned on a generous CORNER PLOT and available with NO ONWARD CHAIN.

Finished to an exceptional standard throughout, this property combines contemporary design with practical everyday living, making it an ideal home for first-time buyers, downsizers or investors looking for a TURNKEY opportunity.

From the moment you step through the NEW FRONT DOOR into the welcoming hallway, the quality of the renovation is clear. The ground floor offers a LOVELY LOUNGE with a feature fire and herringbone flooring, leading through to a STUNNING DINING KITCHEN, designed and installed by respected local firm ACORN KITCHENS OF FORMBY. The sleek cabinetry, integrated appliances and stylish black accents give the space a modern aesthetic. The UTILITY ROOM and DOWNSTAIRS WC add everyday convenience.

Upstairs, there are TWO DOUBLE BEDROOMS, each well presented and finished with neutral décor, along with a LUXURY BATHROOM featuring a freestanding bath, walk-in shower, black hardware and contemporary tiling — a standout feature of the home.

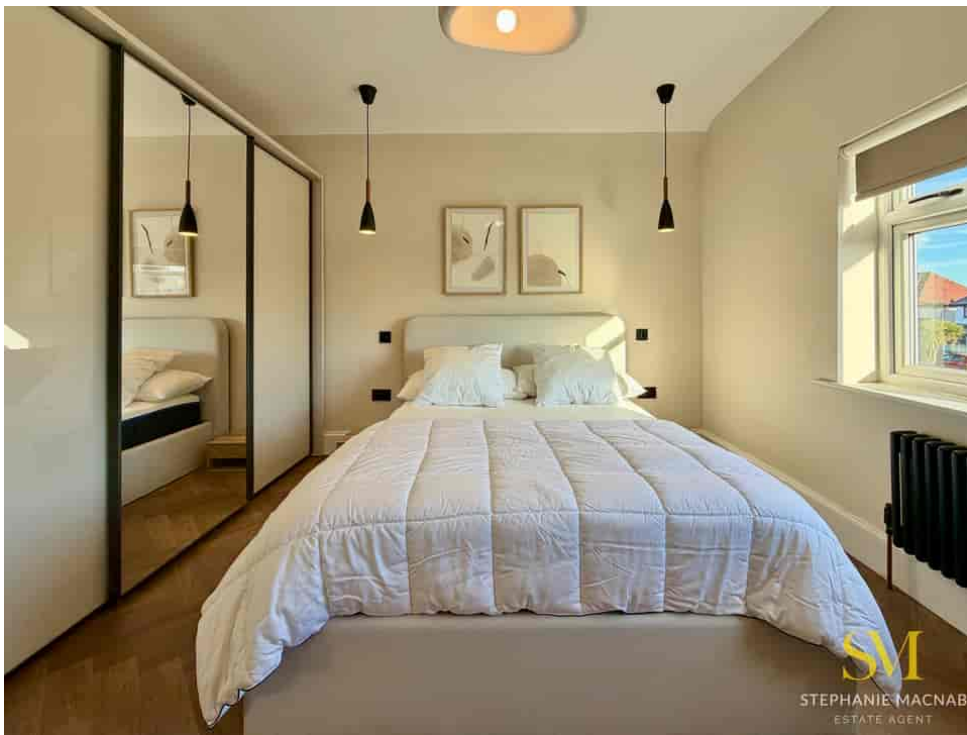
Outside, the property sits on a generous plot with a LARGE DRIVEWAY to the front and a REAR GARDEN, complete with patio and lawn, offering excellent space for outdoor dining and relaxation.

This is a superb turnkey home where all the hard work has been done, allowing the next owners to simply move in and enjoy.





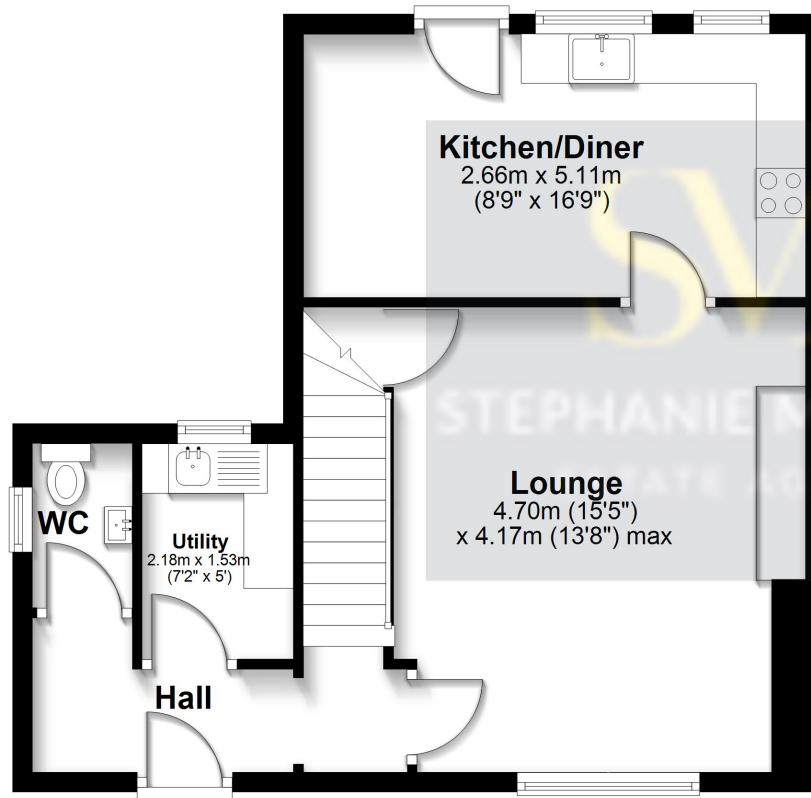






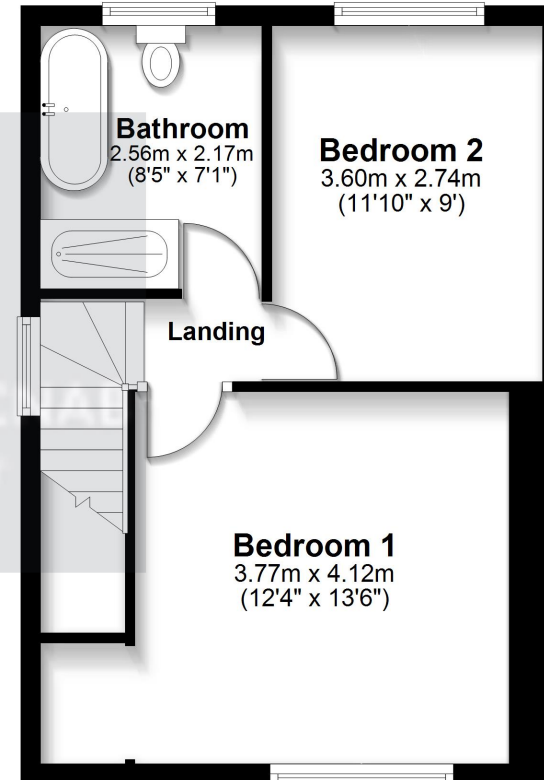
## Ground Floor

Approx. 47.1 sq. metres (506.8 sq. feet)



## First Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs			48	75
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	
			