

## Golf Open 2026 - Burlington Road, Birkdale, Merseyside. PR8 **£15.000PW**



### KEY FEATURES:

- 2026 GOLF OPEN ACCOMMODATION • 1.1 MILES FROM ROYAL BIRKDALE • SIX BEDROOMS IN TOTAL • FIVE DOUBLE BEDROOMS • THREE RECEPTION ROOMS • CHARACTERFUL TOUCHES THROUGHOUT • MODERN KITCHEN DINER •

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**AVAILABLE FOR THE ROYAL BIRKDALE OPEN 2026**

Presenting a beautifully appointed **six-bedroom Victorian villa**, perfectly situated just **1.1 miles from Royal Birkdale Golf Club**—an ideal retreat for guests attending the 2026 Open.

Full of character and charm, this spacious property is spread across **three levels**, offering generous accommodation ideal for larger groups. The layout includes **FIVE large king-sized bedrooms**, two of which feature **ensuite facilities**, A luxurious **four-piece family bathroom** on the first floor includes a **freestanding bath** and **large walk-in shower**.

The villa boasts **three inviting reception rooms**, and to the rear, an **open-plan kitchen and dining area** flows seamlessly via archway into a **dining/snug space**, perfect for entertaining or getting away from fellow guests.

Outside, enjoy **well-kept lawns** at the front and rear, with **off-street parking** available. The rear garden features an **artificially turfed patio**, complete with **outdoor seating and dining furniture**, offering a relaxing setting to unwind after a day on the course.

While enjoying a prime location near **Royal Birkdale**, the wider **Birkdale area** offers the perfect blend of tranquil, leafy streets and a vibrant village atmosphere. At its heart lies a charming hub filled with **independent shops, cosy cafés, lively bars, and acclaimed restaurants**. Whether you're after a **casual bite** or a **more refined dining experience**, Birkdale's diverse selection caters to every taste—all just a **short stroll from the property**.

**Stay connected and entertained throughout your visit** with **WiFi included as standard**, along with a range of modern conveniences such as **Sky TV with multi-room access** and **WiFi-enabled speakers** located throughout the property. For added flexibility, **arrival and departure times can be tailored** to suit your schedule and ensure a stress free seamless stay.

This rare gem combines timeless elegance with modern comforts—offering the perfect base for your Royal Birkdale Open experience in 2026.



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**Star Items (will be visible online)**

- 2026 GOLF OPEN ACCOMODATION
- 1.1 MILES FROM ROYAL BIRKDALE
- SLEEPS 10
- FIVE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- CHARACTERFUL TOUCHES THROUGHOUT
- GROUND FLOOR TOILET
- MODERN KITCHEN DINER
- LARGE REAR GARDEN
- OFF STREET PARKING



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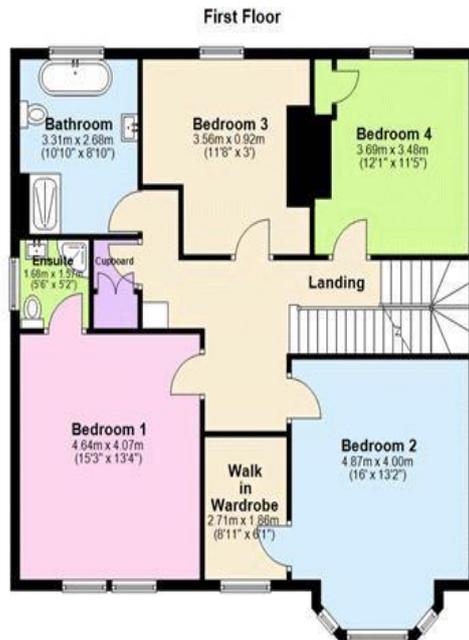
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\*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

### Additional Information

EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at [www.ajestateagents.co.uk](http://www.ajestateagents.co.uk) and navigate to Services > Lettings > Tenant Fees.**



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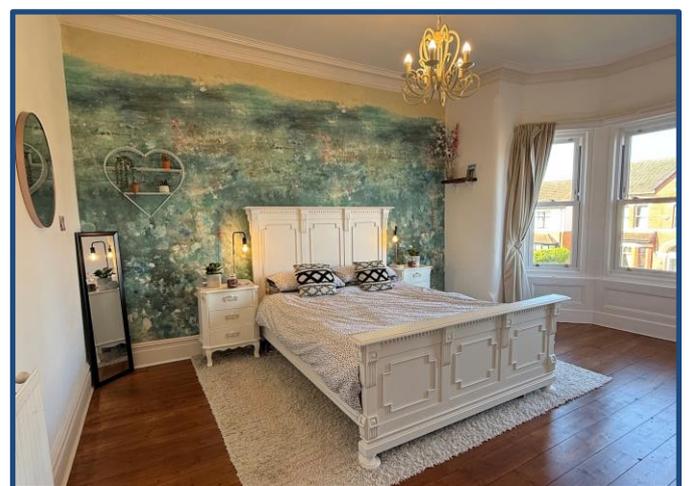
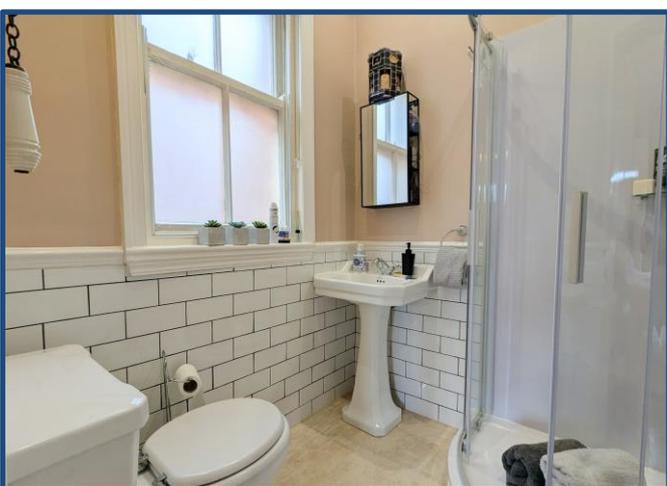
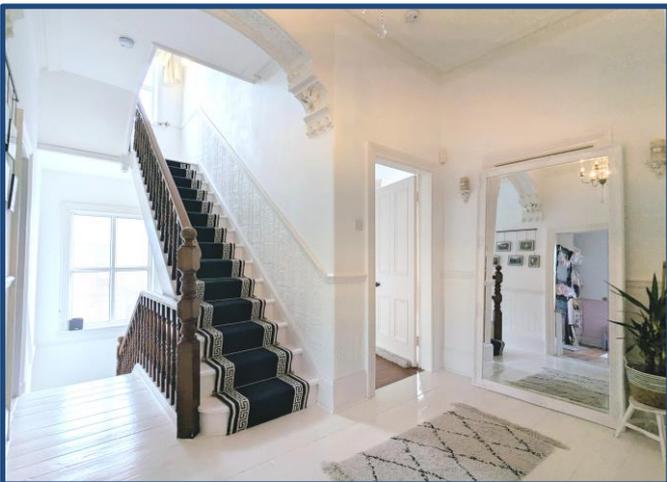
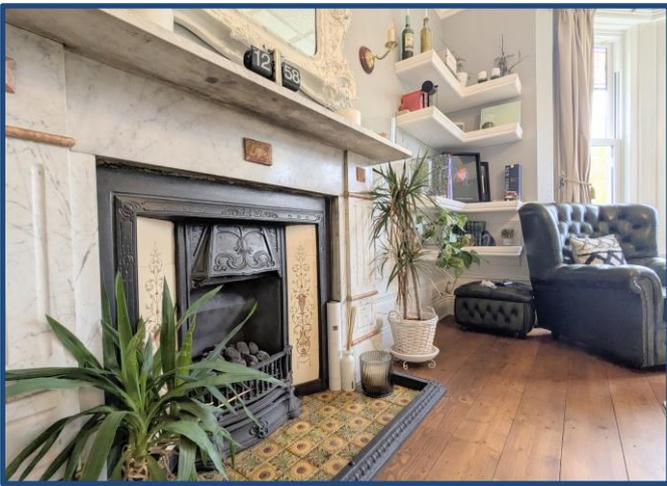
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