

**Golf Open 2026 - Westbourne Road, Birkdale**  
**(5 min walk to Golf Open)**  
**Weekly Rental Of £13,500**



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Sales

T: 01704 550048

E: sales@ajestateagents.co.uk

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Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk

Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property  
Ombudsman**

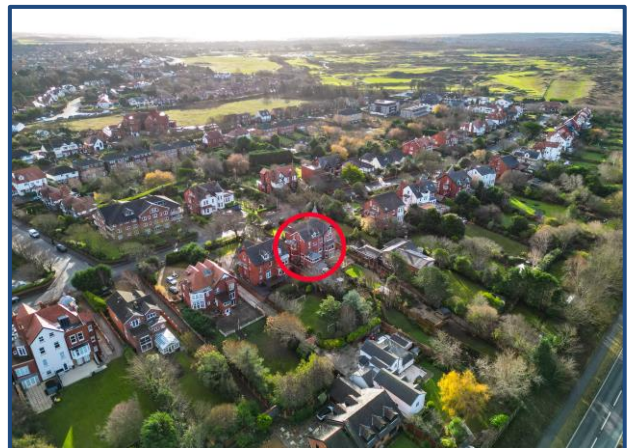
## Property Features

- Less than 1 mile from Royal Birkdale Golf Club
- Beautifully presented 4 bedrooms & 2 bathrooms
- Multiple reception rooms and generous bedrooms
- Stylish kitchen/dining area with direct garden access
- Beautiful large patio garden with outdoor furniture
- Driveway parking for up to 5 cars



## Property Description

This beautifully presented four-storey property on Westbourne Road, Birkdale, offers four spacious bedrooms and two bathrooms, perfectly located less than a mile from the Royal Birkdale Clubhouse and just a few minutes' walk from one of the main course entrances for The Open 2026. The home is also a 15-minute walk to Birkdale Village and only five minutes from the beach, making it an ideal base for your stay. Inside, the galleried entrance hallway leads to a stunning lower ground floor featuring an open-plan kitchen diner equipped with an induction hob, extractor, double oven, microwave, coffee machine, fridge/freezer, dishwasher, air fryer, and breakfast bar seating for four, complemented by a large Sky TV. The kitchen flows into a conservatory dining area with a round table for six and patio doors opening onto a beautifully landscaped garden and patio. This level also includes a utility room with washing machine and tumble dryer, a snug with sofas and Sky TV, a king-size bedroom, and a bathroom with shower, bath, basin, and WC. The ground floor boasts a lounge with two sofas and large Sky TV, a dining room with table and four chairs, and an additional conservatory with two sofas. Upstairs, the first floor offers a super king bedroom with Sky TV and a luxurious bathroom with bath, twin basins, WC, and shower, while the second floor provides two further king-size bedrooms. Outside, enjoy a large patio garden with outdoor furniture, a covered BBQ area, and a water feature, plus driveway parking for up to five cars.



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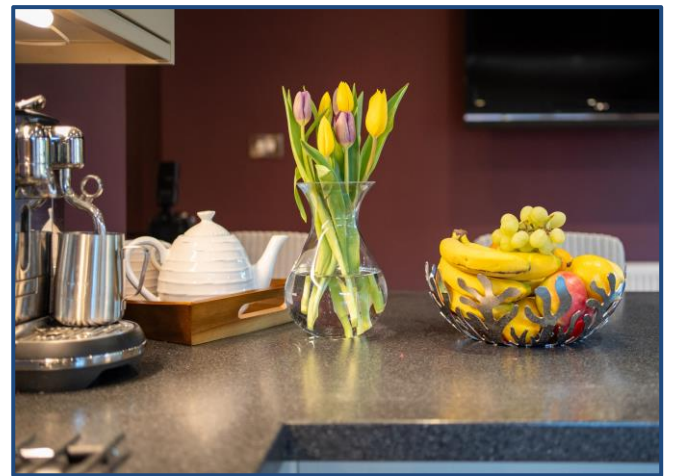
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ARMA  
ASSOCIATED REAL ESTATE  
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Webbourn Road  
 Total Area 324.3 m<sup>2</sup> / 3482 ft<sup>2</sup> Approx - some rooms unmeasured  
 All measurements are approximate and for info purposes only

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 included unless specified in these details.

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