



Kew Road, Birkdale, Southport, PR8

£185,000

Key Features

- ✓ Three Bedrooms
- ✓ Three Reception Rooms
- ✓ NO CHAIN
- ✓ Off-Road Parking
- ✓ Freehold
- ✓ EPC rating C

3  3  1 


northwood
Over & Above



A wonderful three bedroom semi-detached property located within Birkdale, this home has an abundance of potential to make the perfect family home. Located on Kew Road, nearby are local primary and secondary schools, a public park and major supermarkets.

The property has a paved driveway to the front providing parking for two vehicles. The ground floor briefly comprises; lounge, dining room, sitting room, kitchen and utility room. The living spaces are easily accessible and feel nice and open, especially with the sitting room featuring French doors that open into the garden.

To the first floor are; three bedrooms and a family bathroom. The first floor would benefit from some modernisation but offers great potential and the landing also provides hatch access to two separate loft spaces.

To the rear of the property is a well-sized garden which is bordered by shrubs and trees, and secured by fencing and panelling to the sides and rear; creating a safe and secluded space. Also benefiting from a patio area, and timber shed. A perfect garden for hosting a barbeque and entertaining friends and family.





Vestibule

The front door leads into a vestibule which provides a good space to store coats and shoes.

Lounge

4.27m x 4.48m (14ft x 14.7ft)

To the front of the property is a well-sized lounge, with laminate flooring and window to front aspect. The lounge also has the nice addition of a stone feature fireplace.

Sitting Room

4.48m x 5.21m (14.7ft x 17.1ft)

Through the lounge you arrive in another well-sized sitting room; perfect for a family. Again with practical laminate flooring but also benefiting from a window and French doors to the rear aspect. The sitting room provides access for the stairs to the first floor, with fitted cupboard space below.

Dining Room

2.72m x 4.93m (8.9ft x 16.2ft)

Currently utilised as a fourth bedroom; the dining room offers a fresh and light feel, with white decoration well matched by the wooden floor. Window to the front aspect.

Kitchen

2.77m x 2.68m (9.1ft x 8.8ft)

Located at the rear of the property the U-Shape Kitchen offers a great range of high and low level units incorporating; a 1 1/2 bowl plastic sink drainer unit, freestanding gas double oven with hob and integrated extractor hood over. Tiled floor and partly tiled walls, with an exterior door leading to the rear garden.

Utility

1.7m x 1.67m (5.6ft x 5.5ft)

Between the kitchen and dining room is a practical utility room; a necessity for any busy family home. Featuring a fitted countertop with plumbing for washing machine and dryer below. The utility also houses the combi boiler.

Landing

Providing access to all first floor rooms, and hatch access to two separate loft spaces.

Bedroom 1

4.29m x 2.39m (14.1ft x 7.8ft)

Benefitting from fitted wardrobes and window to the front aspect.

Bedroom 2

2.72m x 3.82m (8.9ft x 12.5ft)

Window to the front aspect.

Bedroom 3

4.28m x 1.99m (14ft x 6.5ft)

Two windows to the rear aspect.

Bathroom

2.71m x 2.08m (8.9ft x 6.8ft)

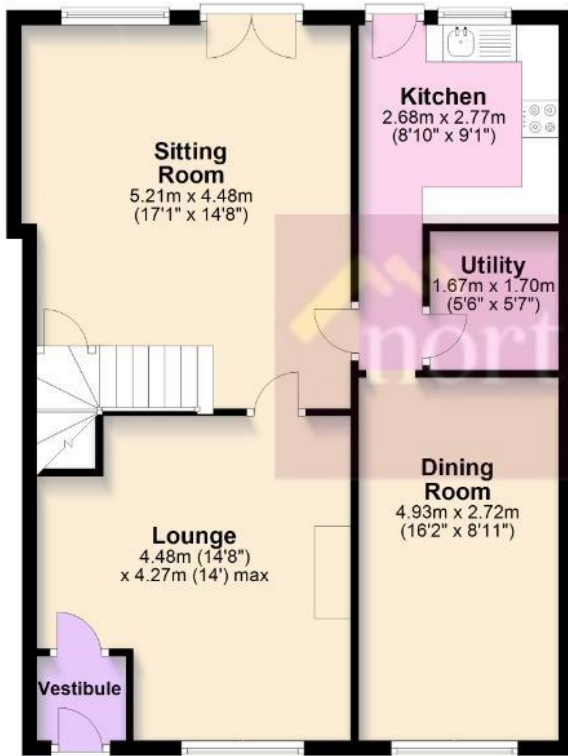
Good size three-piece family bathroom incorporating; panelled bath with shower over, pedestal sink unit and WC. Tiled floor, partly tiled walls and obscured window to the rear aspect.

Exterior

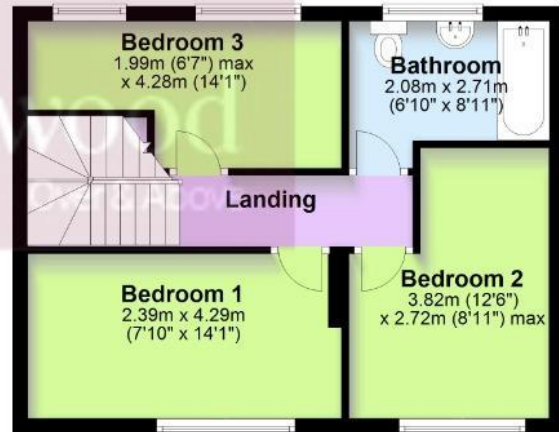
To the front of the property is a paved driveway with gravel area to the side, providing off-road parking for two vehicles. To the rear of the property the garden is mainly laid to lawn and nicely bordered by shrubs and trees. A patio area to the rear of the property provides a great place to set-up your garden furniture and enjoy the sun, with a timber shed providing additional storage space.



Ground Floor



First Floor



This floor plan is for illustration purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(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	

Address:
Kew Road, PR8 4HN

Northwood Southport and Ormskirk

185 Eastbank Street

Southport

PR8 6TH

01704 545 657

southport@northwooduk.com