



-  Semi Detached House
-  Two Double Bedrooms
-  Modern Kitchen

-  Good Size Rear Garden
-  Cul De Sac Position
-  No Chain

Price: £157,500 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An early inspection is recommended of this traditional semi-detached house, occupying a quiet cul de sac position in a popular residential area of Birkdale.

Offered for sale with no onward chain, the double glazed and gas centrally heated property offers well planned accommodation across two floors, briefly comprising: Hall, Living Room, Kitchen and Shower Room to the ground floor with two double Bedrooms to the first.

There are mature gardens to front and rear, with driveway providing off road parking to the front, and a good size, south facing rear garden, mainly laid to lawn with a paved patio.

Positioned on Shaws Avenue, the property is well placed for accessing local shops at Grantham Road with further amenities available at Hillside, Birkdale and Ainsdale villages. There are also a number of highly regarded local schools within the immediate area.



Ground Floor:

Hall

Living Room - 4.52m x 3.15m overall (14'10" x 10'4")

Kitchen - 2.9m x 2.26m (9'6" x 7'5")

Shower Room - 2.26m x 1.52m (7'5" x 5'0")

First Floor:

Bedroom 1 - 4.52m x 3.15m (14'10" x 10'4")

Bedroom 2 - 4.52m x 2.26m (14'10" x 7'5")

Outside: There are mature gardens to front and rear, with driveway providing off road parking to the front, and a good size, south facing rear garden, mainly laid to lawn with a paved patio.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (A)

Tenure: Freehold with a perpetual £2.50 chief rent payable to Sefton Council.

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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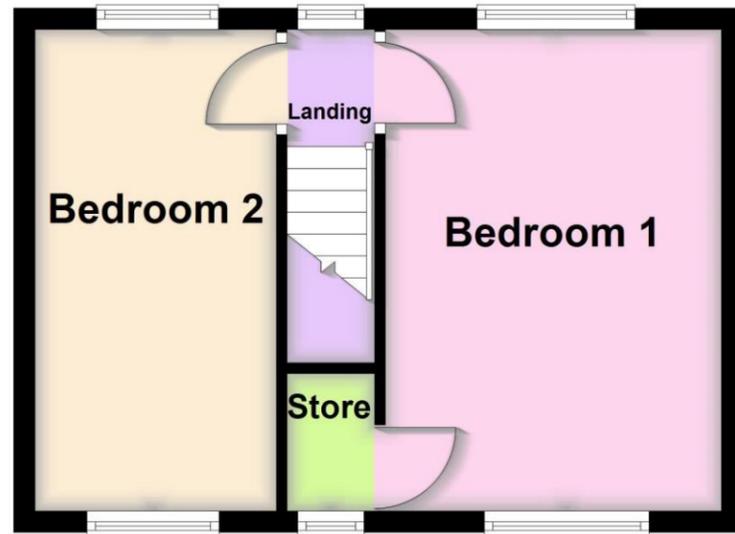
Ground Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



Total area: approx. 58.5 sq. metres (630.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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