



Kew Road,
Southport, PR8 4JE

Price: £180,000 Subject to Contract

Offered for sale with no onward chain, this traditional semi detached house of the 'front doors together' style is located in a popular residential area of Birkdale and an early viewing is recommended.

The gas centrally heated and double glazed accommodation would benefit from a programme of general updating and briefly comprises: Hall, Living Room, Lounge and Kitchen to the ground floor with three Bedrooms and a Bathroom to the first floor.

Outside, the front is gravel laid to provide off road parking whilst the rear garden is a good size with paved patio, extensive lawn and brick outhouse incorporating a WC. Located between Bedford Road and Guildford Road, the property is close to a number of well regarded local schools, with the amenities of Birkdale village also readily accessible.



Ground Floor:

Open Vestibule

Hall

Living Room - 3.66m x 3.05m (12'0" x 10'0")

Lounge - 3.66m x 3.58m (12'0" x 11'9")

Kitchen - 3.58m x 2.03m (11'9" x 6'8")

Store

First Floor:

Landing

Bedroom 1 - 3.71m x 2.64m (12'2" x 8'8")

Bedroom 2 - 2.92m x 2.92m (9'7" x 9'7")

Bedroom 3 - 2.84m x 1.93m (9'4" x 6'4")

Bathroom - 3.58m x 2.03m (11'9" x 6'8")

Outside:

The front is gravel laid to provide off road parking whilst the rear garden is a good size with paved patio, extensive lawn and brick outhouse incorporating a WC.

Council Tax:

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

Tenure:

Freehold

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>

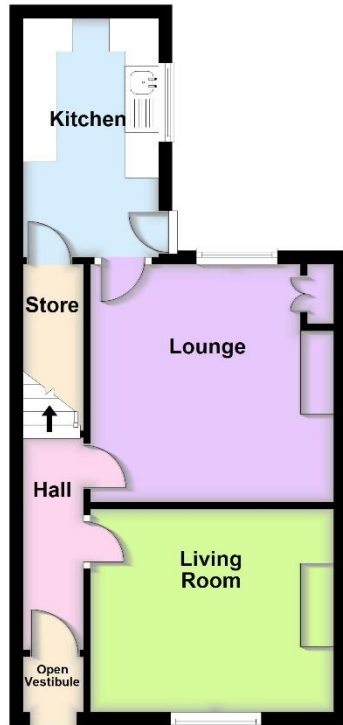
NB:

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



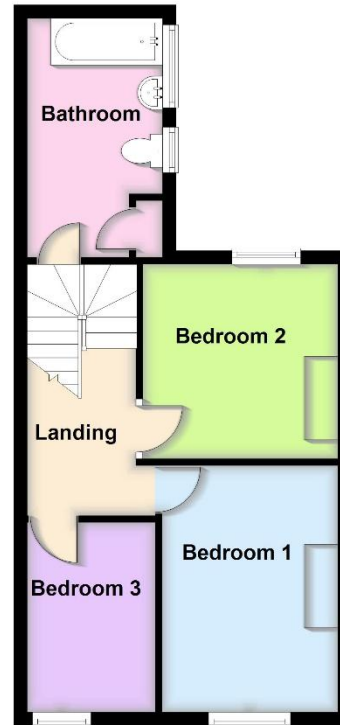
Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 sq. feet)

AWAITING EPC