



Stafford Road,
Southport, PR8 4LX

Price: £250,000 Subject to Contract

An early viewing is highly recommended of this extended semi-detached house located in a popular residential area of Birkdale and having the benefit of a good sized rear garden.

Offered for sale with no onward chain, the gas centrally heated and double glazed accommodation has recently undergone a programme of modernisation and briefly comprises: Hall, Front Living Room and open plan Kitchen/Dining Room to the ground floor with three Bedrooms and Bathroom/WC to the first.

Outside there are gardens to the front and rear, the front incorporating a paved driveway for two cars. The rear garden is a good size, south west facing, arranged with paved patio areas and shaped lawn.

Stafford Road is located off Grantham Road which, in turn, is located off Shaftesbury Road adjacent to local shops and public transport facilities to the Town Centre. In addition, a range of highly regarded local schools are readily accessible.



Ground Floor:

Hall

Living Room - 3.89m x 3.61m (12'9" into bay x 11'10")

Kitchen/ Dining Room - 5.44m x 5.33m (17'10" x 17'6")

First Floor:

Landing

Bedroom 1 - 3.3m x 3.18m (10'10" x 10'5")

Bedroom 2 - 3.23m x 3.02m (10'7" x 9'11")

Bedroom 3 - 2.46m x 2.06m (8'1" x 6'9")

Bathroom - 2.21m x 1.75m (7'3" x 5'9")

Outside:

There are gardens to the front and rear, the front incorporating a paved driveway for two cars. The rear garden is a good size, south west facing, arranged with paved patio areas and shaped lawn.

Council Tax:

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

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:

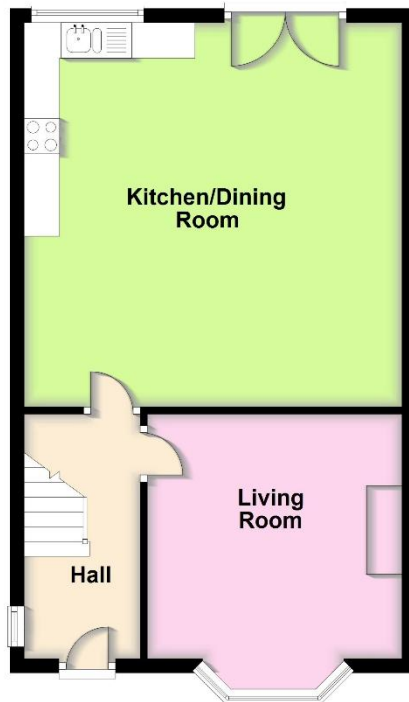
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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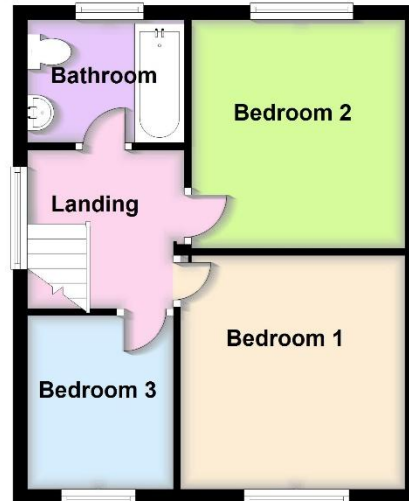
Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 83.1 sq. metres (894.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	