



Kew Road, Birkdale, Southport PR8 4JE

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.



Price: £165,000 Subject to Contract

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:

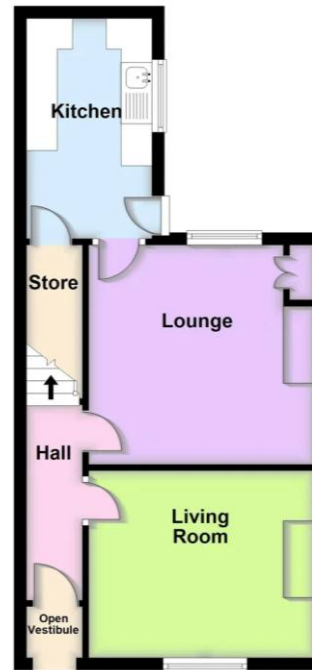
Freehold

NB:

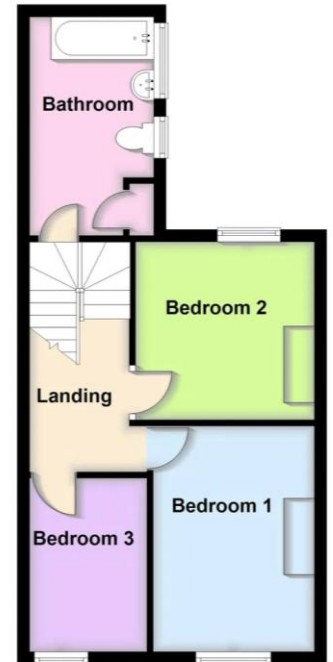
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2025 All Rights Reserved

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



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.