



## **Grantham Road, Birkdale, Southport PR8 4LT**

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 south west facing rear garden.

Much improved by the current owners, the gas centrally heated and double glazed accommodation briefly comprises: Porch, Hall, WC, 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 leading to the workshop. The rear garden is a good size, south west facing, arranged with decked patio and shaped lawn.

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



**Price: £250,000 Subject to Contract**

**Ground Floor:**

**Porch**

**Hall** - 3.53m x 1.65m (11'7" max x 5'5")

**Living Room** - 3.63m x 3.53m (11'11" x 11'7" plus bay)

**Kitchen/ Dining Room** - 5.38m x 4.44m (17'8" x 14'7")

**WC**

**Workshop** - 7.9m x 2.67m (25'11" x 8'9" At widest point)

**First Floor:**

**Landing**

**Bedroom 1** - 3.3m x 3.25m (10'10" plus bay x 10'8")

**Bedroom 2** - 3.18m x 3.02m (10'5" x 9'11")

**Bedroom 3** - 2.36m x 2.03m (7'9" x 6'8")

**Bathroom** - 2.26m x 1.73m (7'5" x 5'8")

**Outside:**

There are gardens to the front and rear, the front incorporating a paved driveway leading to the workshop. The rear garden is a good size, south west facing, arranged with decked patio and shaped lawn.

**Council Tax:**

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

**Tenure:**

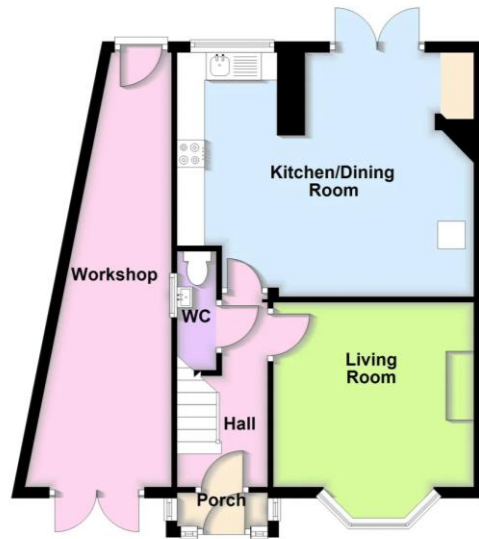
Freehold

**NB:**

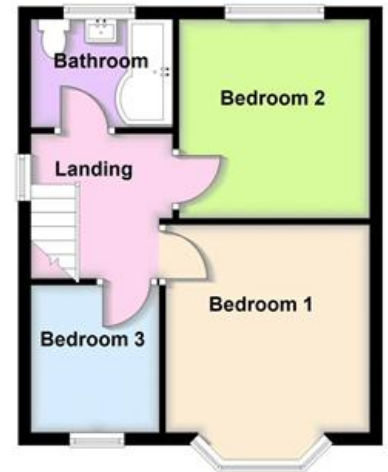
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

© 2026 All Rights Reserved

**Ground Floor**  
Approx. 59.9 sq. metres (644.5 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (384.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.