



## **Stafford Road, Birkdale, Southport PR8 4LX**

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 Shaffesbury 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.



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

**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

**NB:**

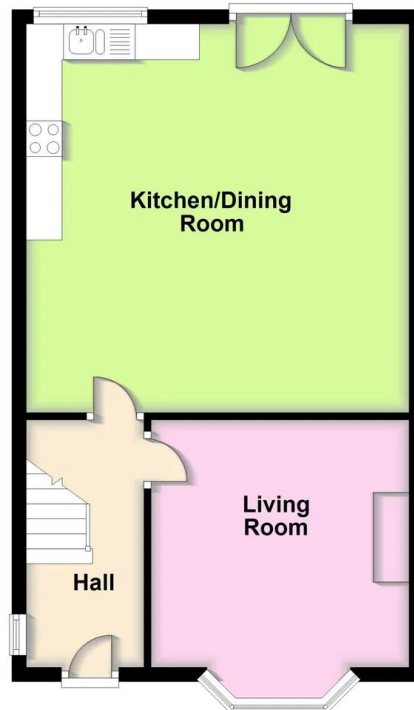
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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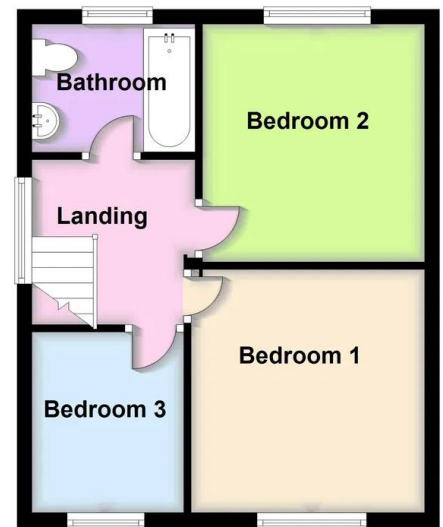
**Ground Floor**

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



**First Floor**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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.