



**39 Shaws Road
Southport, PR8 4LP, £210,000
'Subject to Contract'**

Tucked away in a peaceful cul-de-sac between the desirable villages of Birkdale and Hillside, this rare-to-market three-bedroom semi-detached family home offers endless potential. While the property would benefit from modernisation, it provides a blank canvas for you to create your dream home. The centrally heated accommodation (which had a new boiler installed February 2025) offers extended and deceptively spacious accommodation which includes a welcoming hallway with WC, three versatile reception rooms, and a kitchen. Upstairs, there are three bedrooms and a family bathroom. A standout feature is the generous plot. The gated front provides ample off-road parking, while the rear garden is a true secluded haven, well-established, not overlooked, and filled with mature plants, shrubs, and trees. Highly sought-after schools, such as Farnborough Road Primary, along with convenient commuter links, A565, and nearby train stations, add to the appeal. This is an opportunity not to be missed!

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Southport's Estate Agent

Entrance Hall

Glazed entrance door, stairs to the first floor with handrail. Dado rail. Hall leads to open understairs storage area and cupboard, Glazed side window and door to....

WC

Glazed side window, low level WC, wash hand basin with tiled splash back and partial wall tiling.

Front Lounge - 4.42m x 3.91m (14'6" into bay x 12'10" into recess)

Glazed bay window to front. Coal effect electric fire with tiled hearth and mantle piece. Shelving to recess. Picture rail. Wall light point.

Dining Room - 2.69m x 3.86m (8'10" x 12'8")

Glazed window to sunroom. Tiled fire surround, hearth and wooden mantle piece.

Kitchen - 2.77m x 2.16m (9'1" x 7'1")

Glazed window overlooks mature, private garden to rear. Base units, cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit, drainer. Space for cooker, plumbing for washing machine. Partial wall tiling. Wall mounted 'Main' central heating boiler. Glazed door to....

Sunroom - 3.35m x 2.46m (11'0" x 8'1")

Upvc double glazed sliding patio doors leads to rear garden. Partially exposed brick walls. Space for free standing fridge freezer.

First Floor Landing

Glazed side window. Loft access currently floored for storage.

Bedroom 1 - 3.63m x 3.48m (11'11" x 11'5" into recess)

Upvc double glazed window to front, picture rail and stripped wooden flooring.

Bedroom 2 - 2.69m x 3.91m (8'10" x 12'10")

Upvc double glazed window overlooks rear. Dado and picture rail.

Bedroom 3 - 2.64m x 2.29m (8'8" x 7'6")

Upvc double glazed window, dado and picture rail, stripped wooden flooring.

Bathroom/WC - 2.79m x 2.16m (9'2" x 7'1")

Upvc double glazed window. Three-piece suite comprises of low-level WC, wash hand basin and bath. Built-in cupboard, partial wall tiling.

Outside

Tucked away in a peaceful residential cul-de-sac, the property is accessed via a secure, gated, flagged driveway with ample off-road parking for multiple vehicles. Raised borders are thoughtfully planted with a variety of shrubs, while secure side-gated access leads to the rear. The enclosed rear garden is a standout feature, boasting a spacious flagged patio, well-stocked borders brimming with diverse plants, shrubs, and trees. The space is walled and provides privacy, enhanced by timber storage sheds and charming rockery borders.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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