



Kew Road, Birkdale, Southport, PR8 4JE

- **Semi Detached House**
- **Three Bedrooms**
- **Sought After Location**
- **No Chain**
- **Excellent Potential**
- **Off Road Parking**

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 the amenities of Birkdale village.

Price: £165,000 Subject to Contract

Viewing: Strictly with the Agents (01704) 500 008



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

Mobile Phone Signal

Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

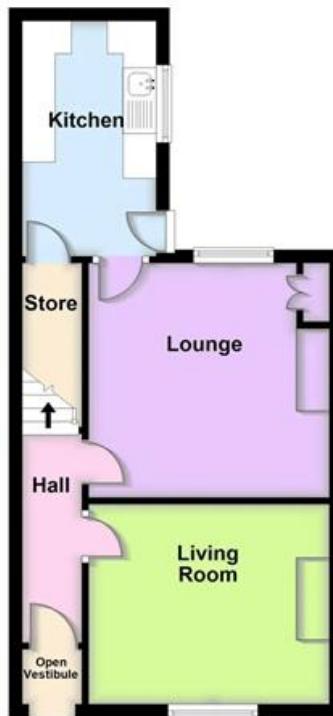
Broadband

Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

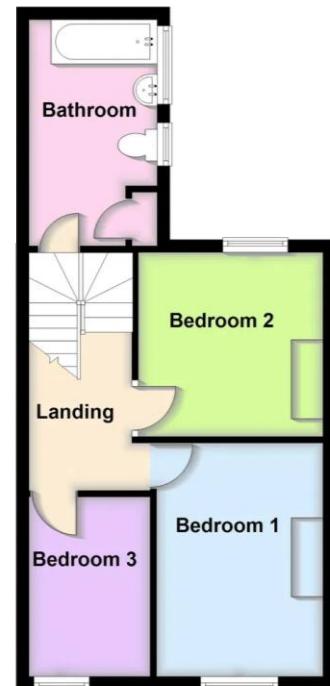
NB:

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

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	
(39-54)	E	61
(21-38)	F	
(1-20)	G	
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC