








**Kew Road, Birkdale, Southport, PR8 4JE**

- |   |  |
|---|--|
|  <b>Semi Detached House</b>   |  <b>No Chain</b>            |
|  <b>Three Bedrooms</b>        |  <b>Excellent Potential</b> |
|  <b>Sought After Location</b> |  <b>Off Road Parking</b>    |

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/>

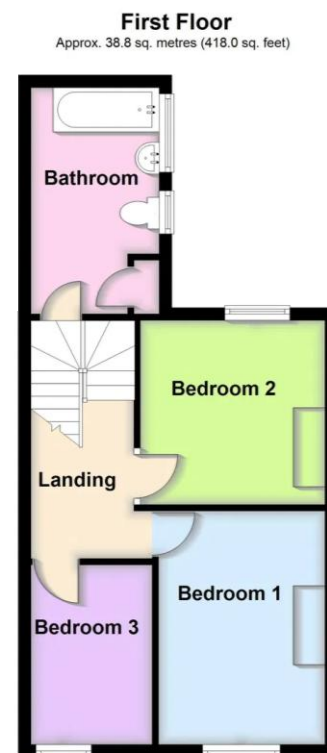
## Broadband

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	