



## Bedford Road, Birkdale, Southport, PR8 4HR

- End of Terrace House
- Two Bedrooms
- Sought After Location
- No Chain
- Excellent Potential
- Off Road Parking

Offered for sale with no onward chain, this bay fronted end terraced house is located in a much sought after residential area of Birkdale.

Installed with gas central heating and double glazed throughout, the well proportioned accommodation would benefit from a programme of general updating and briefly comprises: Hall, Living Room, Lounge, Kitchen, Utility and Shower Room to the ground floor with two double Bedrooms to the first floor.

Outside, the front has been block paved to provide off road parking for a number of vehicles, whilst the compact rear garden with detached workshop, is mainly paved for ease of maintenance.

**Price: £170,000 Subject to Contract**

Viewing: Strictly with the Agents (01704) 500 008

## Ground Floor:

### Hall

**Living Room** - 3.96m x 3.38m (13'0" x 11'1")

### Store

**Lounge** - 4.93m x 3.38m (16'2" x 11'1")

**Kitchen** - 4.52m x 1.8m (14'10" x 5'11")

**Sun Room** - 3.96m x 1.7m (13'0" x 5'7")

**Utility** - 1.8m x 1.7m (5'11" x 5'7")

**Shower Room** - 1.83m x 1.8m (6'0" x 5'11")

## First Floor:

**Bedroom 1** - 3.96m x 3.38m (13'0" x 11'1")

**Bedroom 2** - 3.91m x 3.38m (12'10" max x 11'1")

### WC

### Outside:

The front has been block paved to provide off road parking for a number of vehicles, whilst the compact rear garden with detached workshop, is mainly paved for ease of maintenance.

### Council Tax:

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

### Tenure:

Leasehold for a residue term of 999 years from 29th September 1936 with a £1 ground rent.

### 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. 53.2 sq. metres (572.6 sq. feet)



## First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



### Energy Efficiency Rating

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