



## **Heathfield Road, Birkdale, Southport PR8 3DX**

NO CHAIN - Enjoying extensive views to the rear over farmland, a traditional semi-detached house in need of full modernisation, as reflected in the asking price.

Located in a popular and established residential area, an excellent opportunity has arisen to purchase this semi-detached house which offers accommodation comprising Hall, front Living Room, separate rear Dining Room and Kitchen with porch to the ground floor with three Bedrooms and Bathroom to the first.

There are gardens areas to the front and rear of the property, the front incorporating off road parking, the rear enjoying breathtaking views over farmland.

Heathfield Road is located off the junction of Carr Lane with Guildford Road with a number of local schools readily accessible. Ainsdale Village is within a convenient distance.



**Price: Offers In The Region of £190,000 Subject to Contract**

**Ground Floor:**

**Hall**

**Front Living Room** - 3.25m x 3.58m (10'8" x 11'9") plus splay bay window to the front.

**Rear Dining Room** - 3.58m x 3.3m (11'9" x 10'10")

**Kitchen** - 3.3m x 1.8m (10'10" x 5'11")

**Rear Porch**

**First Floor:**

**Landing**

**Front Bedroom 1** - 3.58m x 3.12m (11'9" x 10'3") plus splay bay window to the front.

**Rear Bedroom 2** - 3.05m x 3.12m (10'0" x 10'3")

**Front Bedroom 3** - 2.69m x 2.13m (8'10" x 7'0")

**Bathroom** - 2.13m x 1.65m (7'0" x 5'5")

**Outside:**

There are garden areas to the front and rear of the property, the front incorporating a driveway providing off road parking. The rear garden area has the benefit of panoramic views over farmland.

**Council Tax:**

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

**Tenure:**

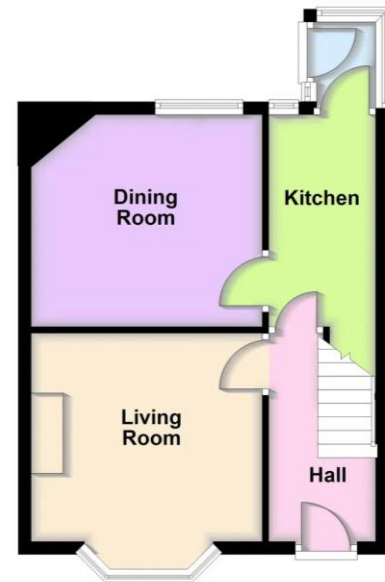
Freehold

**NB:**

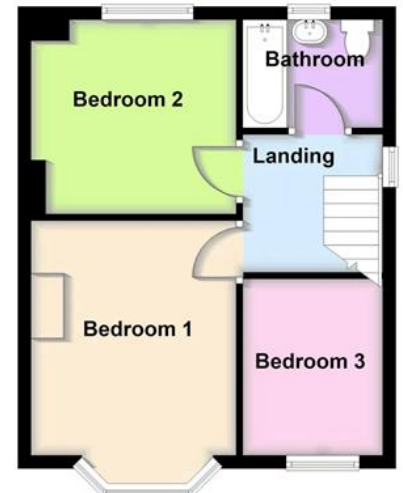
We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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**Ground Floor**  
Approx. 37.4 sq. metres (402.2 sq. feet)



**First Floor**  
Approx. 36.1 sq. metres (388.6 sq. feet)



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>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	10	
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.