



Granville Road, Birkdale, Southport PR8 2HU

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this well proportioned, detached family house which occupies a prime residential location within a much sought after residential area to the shore side of Birkdale.

Constructed by the highly reputable Howard Estates for his own family, and offered for sale with no onward chain, the gas centrally heated and partly double glazed accommodation would benefit from a programme of general updating and briefly comprises: Entrance Vestibule, Hall, Cloakroom/WC, Living Room, Garden Room, Dining Room, Kitchen and Utility Room to the ground floor with four double Bedrooms and Bathroom to the first floor. Outside, the property stands in mature, lawned gardens to front and rear, the front accessed via wrought iron twin gates with paved driveway leading to a double garage.

Granville Road is situated in a highly desirable shore side of Birkdale, only a short 5 minute drive or 20 minute walk to Birkdale Village which hosts many boutique restaurants, bars and shops. The town centre and foreshore are readily accessible, as is the railway station on the Southport/Liverpool commuter line and a number of highly regarded schools and golf courses including the Royal Birkdale.

Price: £650,000 Subject to Contract



Ground Floor:

Entrance Vestibule

Hall

Cloaks Cupboard

Living Room - 9.53m x 3.96m (31'3" plus bay x 13'0" plus recess)

Garden Room - 4.27m x 2.24m (14'0" x 7'4")

Dining Room - 5.44m x 3.68m (17'10" x 12'1" max)

Kitchen/Breakfast Room - 4.27m x 3.48m (14'0" x 11'5")
Utility Room - 2.31m x 1.52m (7'7" x 5'0")

WC - 1.93m x 1.83m (6'4" x 6'0")

Double Garage - 5.33m x 4.85m (17'6" x 15'11")

First Floor:

Landing

Bedroom 1 - 6.38m x 3.4m (20'11" x 11'2" max)

Bedroom 2 - 4.27m x 3.66m (14'0" x 12'0")

Bedroom 3 - 4.27m x 3.53m (14'0" x 11'7")

Bedroom 4 - 3.94m x 3.2m (12'11" x 10'6")

Bathroom - 3.73m x 2.51m (12'3" x 8'3")

Outside:

The property stands in mature, lawned gardens to front and rear, the front accessed via wrought iron twin gates with paved driveway leading to a double garage.

Council Tax:

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

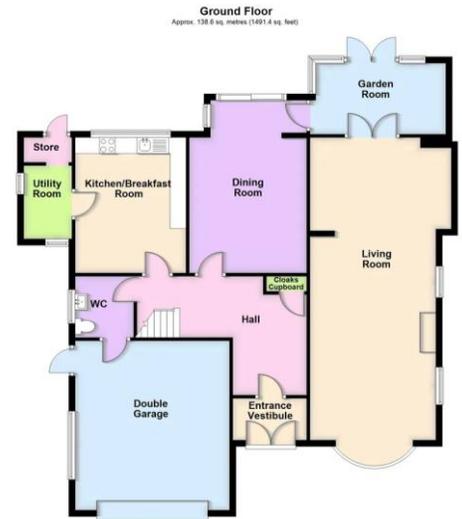
Tenure:

Leasehold for a residue term of 999 years from 1920, with a Ground rent of £20 per annum

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) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.