



## Bedford Road, Birkdale, Southport PR8 4HR

Offered for sale with no onward chain, this bay fronted end terraced house is located in a much sought after residential area of Birkdale, well placed for accessing the shops and amenities of the village, along with a number of local schools.

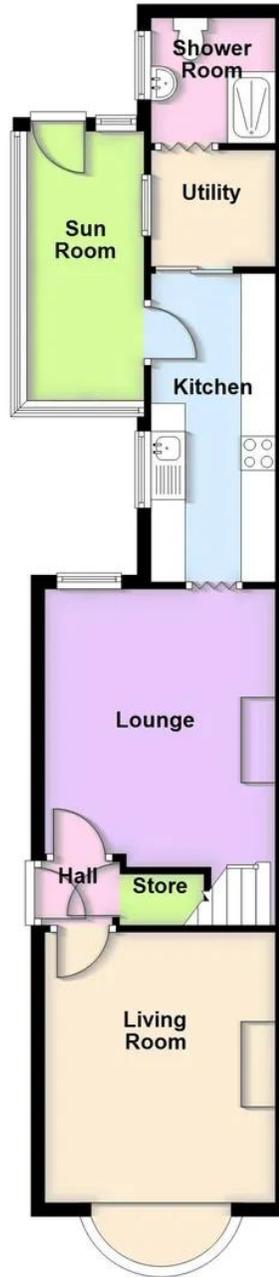
Installed with gas central heating and double glazed throughout, the well proportioned accommodation would benefit from a programme of general updating and briefly comprises: Hall, Living Room, Lounge, Kitchen, Utility and Shower Room to the ground floor with two double Bedrooms to the first floor.

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**

**Ground Floor**  
Approx. 53.2 sq. metres (572.6 sq. feet)



**First Floor**  
Approx. 30.3 sq. metres (326.3 sq. feet)



**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 maintenance.

**NOTE:**

There is a pedestrian right of way in favour of 117 Bedford Road to use the adjoining garden gate and 'pass at repass along the passageway situated on the easterly side of the plot of land' of 115.

**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.

**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>		
(55-68) <b>D</b>	59	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.