



Altham Road,  
Southport, PR8 6XL

**Price: £265,000** Subject to Contract

Occupying a quiet cul de sac position in the sought after residential area of Kew, this detached bungalow is offered for sale with no onward chain and an early inspection is recommended.

Installed with gas central heating and double glazing, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Living Room, Kitchen, Conservatory, three Bedrooms and a Bathroom.

Outside, the front is block paved to provide off road parking for a number of vehicles with twin timber gates allowing access to further hardstanding and the landscaped rear garden, arranged with paved patio, shaped lawn and well stocked mature borders. A detached brick built garage measuring 5.33m (17'6") x 2.75m (9') has an electric up and over door to front, pedestrian door to side and power & light connected.

Altham Road is a turning off Ruddington Road, well placed for accessing the local shops and highly regarded school at Kew with Southport Hospital and the town centre readily accessible.



## Ground Floor:

### Entrance Vestibule

### Hall

**Living Room** - 5.16m x 3.3m (16'11" x 10'10")

**Kitchen** - 3.18m x 2.31m (10'5" x 7'7")

### Store

**Conservatory** - 3.35m x 2.9m (11'0" x 9'6")

**Bedroom 1** - 3.58m x 3.23m (11'9" x 10'7")

**Bedroom 2** - 3.23m x 2.54m (10'7" x 8'4") plus door recess

**Bedroom 3** - 2.95m x 2.41m (9'8" x 7'11")

**Bathroom** - 2.34m x 1.98m (7'8" x 6'6")

**Garage** - 5.33m x 2.74m (17'6" x 9'0")



## Outside:

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## Council Tax:

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

## 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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**Ground Floor**  
 Approx. 95.4 sq. metres (1027.2 sq. feet)



Total area: approx. 95.4 sq. metres (1027.2 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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	