



Kew Road, Birkdale, Southport PR8 4HW

Offered for sale with no onward chain, this much loved, extended, semi detached house, with two separate workshops, is located in a popular residential area of Birkdale and an early viewing is recommended.

Arranged over three floors, the gas centrally heated and double glazed accommodation would benefit from a programme of general updating, though offers excellent potential. To the ground floor an entrance vestibule leads through to the hall with door to through lounge/dining room off which there is a utility and store room, and a further door to the kitchen with breakfast room and downstairs WC beyond.

To the first floor are two double bedrooms and a shower room with a staircase leading up from bedroom 2 to a useful loft room with power, light and velux windows.

Outside, the front is paved to provide off road parking, whilst the rear is also extensively paved for ease of maintenance. There are two workshops, each with power and light that are a particular feature of the property.



Price: Offers In The Region Of £200,000 Subject to Contract

Ground Floor:

Porch

Hall

Lounge/ Dining Room - 7.52m x 3.48m

(24'8" plus bay x 11'5" overall)

Kitchen - 3.53m x 2.46m (11'7" x 8'1")

Pantry - 1.52m x 0.79m (5'0" x 2'7")

Breakfast Room - 2.46m x 2.46m (8'1" x 8'1")

Utility Room - 3.96m x 2.06m (13'0" x 6'9")

WC

Store

Workshop

Workshop

Workshop

First Floor:

Landing

Bedroom 1 - 4.37m x 3.43m (14'4" x 11'3")

Bedroom 2 - 3.96m x 2.84m (13'0" x 9'4")

Shower Room - 3.53m x 2.46m (11'7" x 8'1")

Second Floor:

Loft Room - 4.37m x 3.58m (14'4" x 11'9")

Outside:

The front is paved to provide off road parking, whilst the rear is also extensively paved for ease of maintenance.

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Council Tax:

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

Tenure:

Freehold

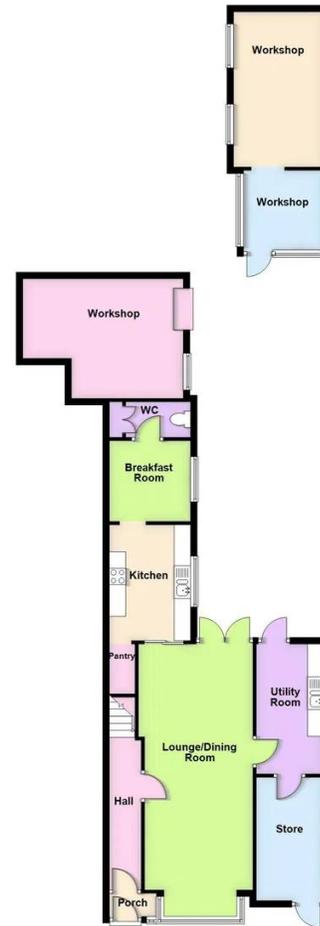
NB:

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

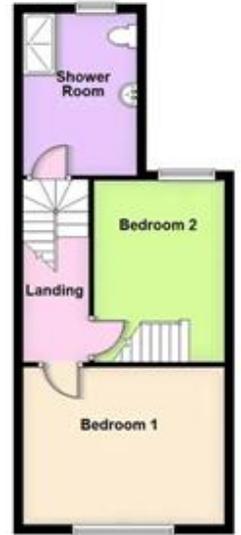
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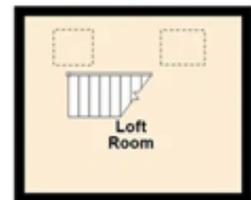
Ground Floor
Approx. 105.6 sq. metres (1136.8 sq. feet)



First Floor
Approx. 41.8 sq. metres (450.3 sq. feet)



Second Floor
Approx. 15.6 sq. metres (168.0 sq. feet)



AWAITING EPC

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.