

**To Rent**

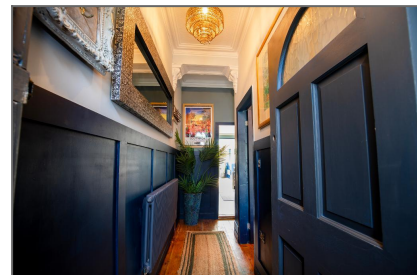
**Kew Road, Birkdale, PR8 4HH**



**£1,250 per month - Let Subject to Contract**

### **3 bedroom Terraced**

- ✓ **3 Bedroom Terraced**
- ✓ **Beautifully Presented Throughout**
- ✓ **2 Reception Rooms**
- ✓ **Low Maintenance Rear Garden**
- ✓ **Downstairs Bedroom & En Suite WC**
- ✓ **To Let**
- ✓ **Modern Family Bathroom**
- ✓ **Garden Room**
- ✓ **Close To Local Amenities**





## Description

Bailey Estates is delighted to offer To Let this beautifully presented three-bedroom terraced home, ideally located on the Birkdale end of Kew Road, Southport a sought-after spot with excellent access to local amenities, transport links, and nearby schools.

Upon arrival, you're welcomed by an attractive and bright exterior, complete with off-road driveway parking laid with stylish slate chippings. Step into a smart porch and into the inviting entrance hallway, where the home's period character immediately shines through. Striking wall panelling, original high-level coving, and ornate ceiling roses create a charming first impression.

To the right, a beautifully decorated front reception lounge features a large bay window flooding the space with natural light, along with a feature electric fireplace for added comfort and ambiance.

At the rear of the home, the modern fitted kitchen is equipped with integrated appliances including a fridge freezer, washing machine, dishwasher, electric oven, and a four-ring gas hob with contemporary extractor fan. The kitchen flows seamlessly into a spacious and light-filled dining room, boasting a ceiling lantern, bi-folding doors opening onto a rear decked terrace, dual side windows, and double patio doors leading to an additional outdoor seating area, perfect for entertaining or relaxing.

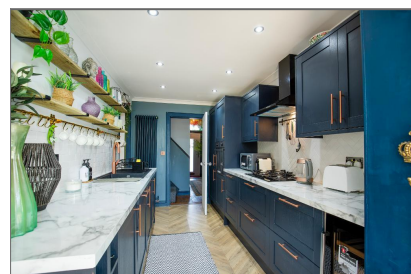
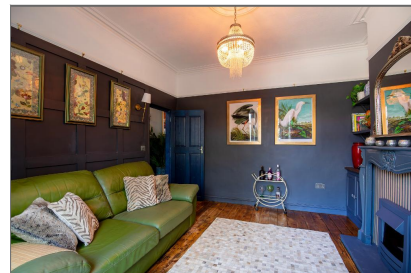
Also accessed from the kitchen is a stylishly presented ground-floor bedroom with patio doors to the garden and its own en suite WC, ideal for guests or multi-generational living.

Upstairs, a bright landing leads to a generously sized front bedroom that comfortably accommodates a king-size bed and features dual windows overlooking the front. A modern family bathroom includes a panelled bath with shower above, a WC, and wash basin. The third bedroom is situated at the rear of the property and is also of a good size and well presented.

Externally, the rear garden is a real highlight, beautifully landscaped and not directly overlooked. A wrap-around decked area provides multiple spaces to sit and enjoy the outdoors, while the low-maintenance stoned garden adds texture and charm. At the end of the garden, a superb garden room offers versatile space for a home office, studio, or simply a relaxing retreat.

This is a truly lovely and well-maintained home that offers a perfect blend of character and modern living. With demand high in the rental market, early viewing is strongly advised. Contact Bailey Estates lettings team today on 01704 564163 to arrange your viewing.

## Location





Leaving Bailey Estates office, head down Bolton Road to the end of the road, turning right onto Claremont Road, continue straight over 2 junctions onto Kew Road. This wonderful property will be on your left easily identified by a Bailey Estates To Let board.

## Ground Floor

**Porch - 3' 1" x 3' 4" (0.95m x 1.05m)**

**Entrance Hallway - 12' 0" x 3' 4" (3.66m x 1.05m)**

**Lounge - 14' 0" x 12' 0" (4.28m x 3.67m)**

**Kitchen - 11' 7" x 7' 6" (3.54m x 2.29m)**

**Dining Room - 16' 5" x 7' 6" (5.01m x 2.29m)**

**Bedroom 1 - 11' 7" x 7' 11" (3.54m x 2.42m)**

**En Suite WC - 6' 2" x 3' 3" (1.89m x 1.01m)**

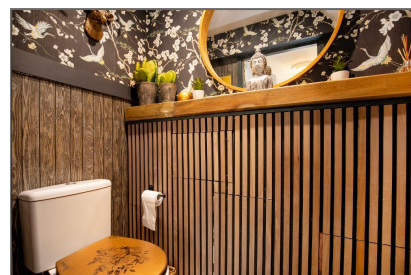
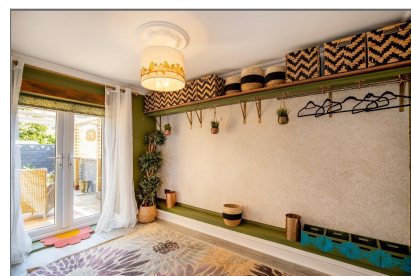
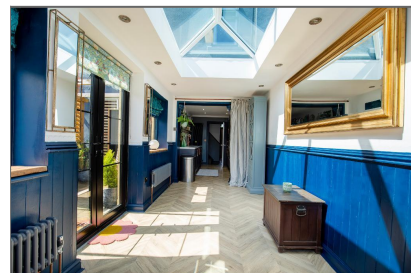
## First Floor

**Landing - 8' 4" x 5' 8" (2.56m x 1.75m)**

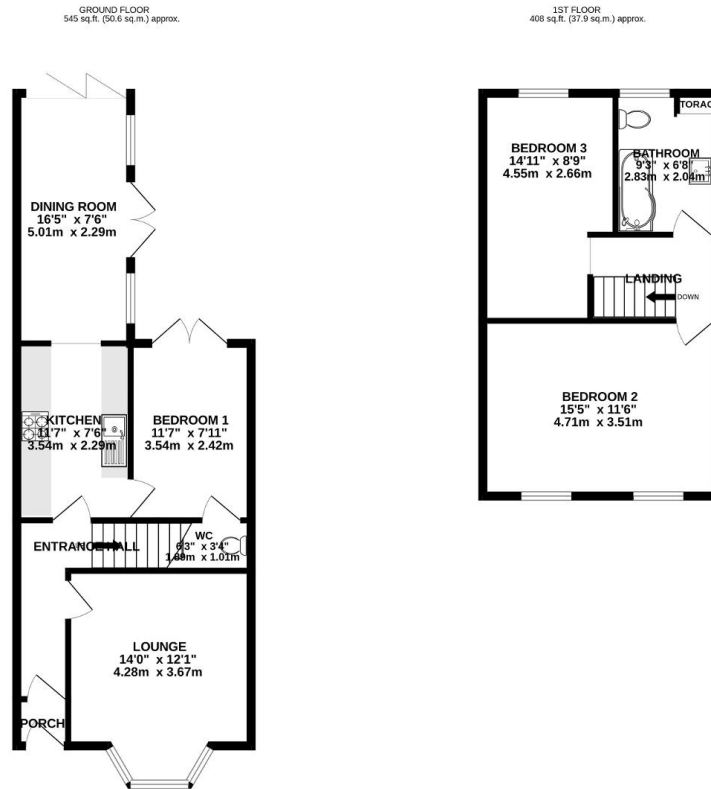
**Bedroom 2 - 15' 5" x 11' 6" (4.71m x 3.51m)**

**Bedroom 3 - 14' 11" x 8' 8" (4.55m x 2.66m)**

**Bathroom - 9' 3" x 6' 8" (2.83m x 2.04m)**



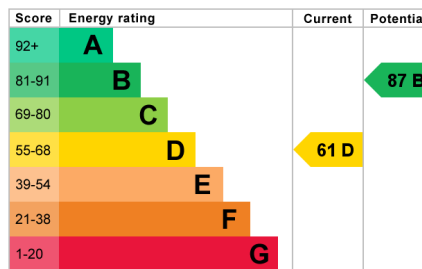
## Floorplans



TOTAL FLOOR AREA: 953 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Additional Information

LOCAL AUTHORITY - Sefton Council  
COUNCIL TAX BAND - B

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.