



Bracebridge Drive, Kew,
Southport, PR8



£280,000

- Detached Bungalow
- Quiet cul-de-sac
- Popular Residential Area
- Conservatory
- Multiple Outbuildings
- Front and Rear Gardens
- Freehold
- EPC rating D

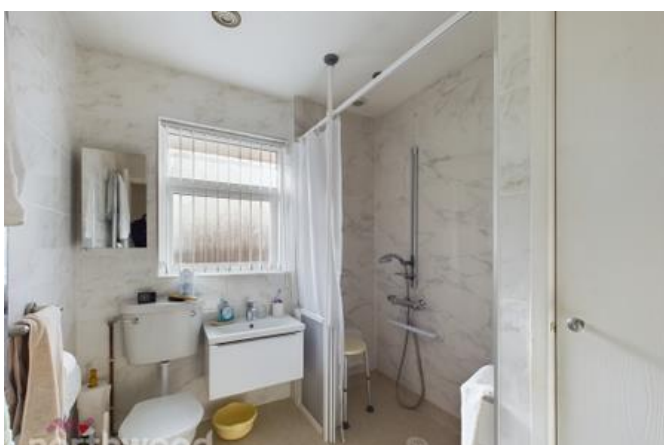


A fantastic 3 bedroom detached bungalow in the popular residential area of Kew. Beautifully maintained gardens to the front and rear with a sizable driveway and carport to the side of the property.

Situated within close proximity of Kew Retail park, District hospital and local schools and colleges, this property briefly comprises of; entrance hall, lounge, kitchen diner with optional side entrance to property, conservatory, wet room, WC and three bedrooms.

To the front exterior is a landscaped garden with a generous driveway providing off-street parking for multiple vehicles, leading to a carport down the side of the property. To the rear is a fully paved good sized garden with multiple outbuildings providing additional storage. The garden also benefits from multiple external power outlets.

This property has been well maintained both inside and out with multiple alterations having been made to improve wheelchair accessibility.



Entrance Hall 1.5m x 2m (4.8ft x 6.5ft)

The front entrance door opens into an entry space, with a fitted cupboard and access into both the lounge and kitchen.

Living Room 6.5m x 3.2m (21.2ft x 10.4ft)

Bright and spacious living room, with space for a dining area if required. Features a modern electric feature fire and a bay window to the front aspect.

Kitchen Diner 6m x 2.7m (19.8ft x 8.8ft)

Modern kitchen with dining space, providing a great range of cabinet units that incorporate; electric single oven, gas hob (set on lowered counter-top) with extractor over, 1 1/2 bowl drainer sink, 'AEG' washing machine and tumble dryer, 'Hotpoint' dishwasher and space for under-counter fridge and freezer. Also benefitting from an external side entrance with ramp and widened door, and a WC conveniently positioned off the dining space.

Bedroom 1 3.8m x 2.7m (12.6ft x 8.7ft)

Double bedroom with a window to the rear aspect.

Bedroom 2 2.8m x 3.2m (9.3ft x 10.4ft)

Double bedroom with entry into the conservatory. Could be used as an additional reception room if not required as a bedroom.

Conservatory 3m x 3m (9.9ft x 9.9ft)

Featuring double-glazed units to all sides and a tiled floor. An external door opens out into the garden.

Bedroom 3 3.1m x 2.2m (10.3ft x 7.1ft)

Single bedroom currently utilised as a dressing room, with an excellent range of fitted wardrobes. Window to the side aspect.

Wet Room 2.1m x 2.6m (6.8ft x 8.6ft)

Modern fully-tiled wet room with fitted mixer shower, sink unit and WC. Also features a fitted store cupboard housing the gas combi-boiler and an obscured window to the side aspect.

External

To the front exterior is a landscaped garden with a generous driveway providing off-street parking for multiple vehicles, leading to a carport down the side of the property. To the rear is a fully paved good sized garden; great for easy-maintenance! Also benefitting from multiple outbuildings providing additional storage, and a range of external power outlets.

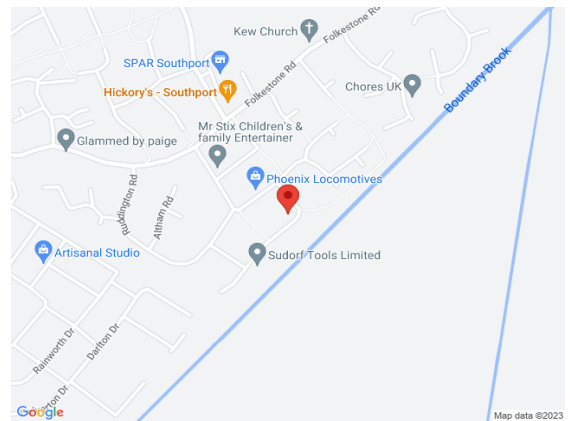
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com