



Craven Close, Kew, Southport, PR8



3



2



1

£260,000

- Semi-Detached Town House
- Beautifully Presented
- Kitchen/Breakfast Room
- 3 Bedrooms & 2 Bathrooms
- Landscaped Garden
- Popular Residential Location
- Freehold
- EPC rating B



Presenting an immaculate semi-detached town house which is ready to move in and situated in a popular residential location. Conveniently situated for Kew Retail Park, all associated amenities and reputable schools. This beautiful home would be ideal for families or growing families.

The ground floor comprises an entrance hall, cloakroom WC and modern kitchen, which has a full range of high-end fixture and fittings and a dedicated breakfast bar island. The living room leads directly from the kitchen and is a true highlight with patio doors which provide direct access to the garden. The first floor boasts two generous sized bedrooms and a modern family bathroom. The master bedroom is on the 2nd floor of the property and separate from the rest of the bedrooms, which make this the ideal place for relaxing and unwinding - this also benefits from its own En-suite shower room.

The garden has been fully landscaped and provides a natural extension from the the living space with patio doors opening out onto a porcelain patio. Imagine easy indoor-outdoor living, with a BBQ area ready for you to host family meals or entertain friends during the warmer months. The front has been finished to the same high standards as the rear whilst also benefitting from a driveway which runs along the side of the property with a gate directly to the rear garden.

Front Door & Entrance

Entering via a composite front door and into an entrance hall.

Cloakroom/ WC

A cloakroom WC is positioned conveniently at the front of the property and has a WC and pedestal sink unit.

Kitchen

A modern fitted kitchen is finished to the highest of standard with a range of modern gloss units, contrasting countertops and a matching breakfast bar island which has additional cabinet space and gives the kitchen a true family feel. A range of integrated appliances include a Zanussi electric oven, gas hob with extractor over and full-size Bosch dishwasher. Further Plumbing and space are available for a washing machine and fridge freezer.

Living Room

Leading from the kitchen is a modern living room neutrally decorated with laminate wood effect flooring. Patio doors with fitted venation blinds open out into a beautifully landscaped rear garden.

Stairs & Landing

A straight staircase leads to the first floor which has laminated flooring and doors leading to all rooms; including access to the staircase which leads up to the master bedroom.

Bedroom Two

Double bedroom with freestanding mirrored wardrobes and a window to the rear aspect.

Bedroom Three

The smallest bedroom is currently utilized as a home office however could comfortably fit a single.

Bathroom

A family bathroom comprises a bath with shower over, WC and pedestal sink. Finished with fully tiled walls, vinyl flooring, ceiling spotlights and chrome ladder towel radiator.

Master Suite

Doorway from the main hallway leads to a staircase which rises to the master suite. Generously sized with a window to the front aspect and access to an En-suite shower room; which comprises a walk in Shower, pedestal sink and WC. Access to eves storage which runs the full width of the property.

External

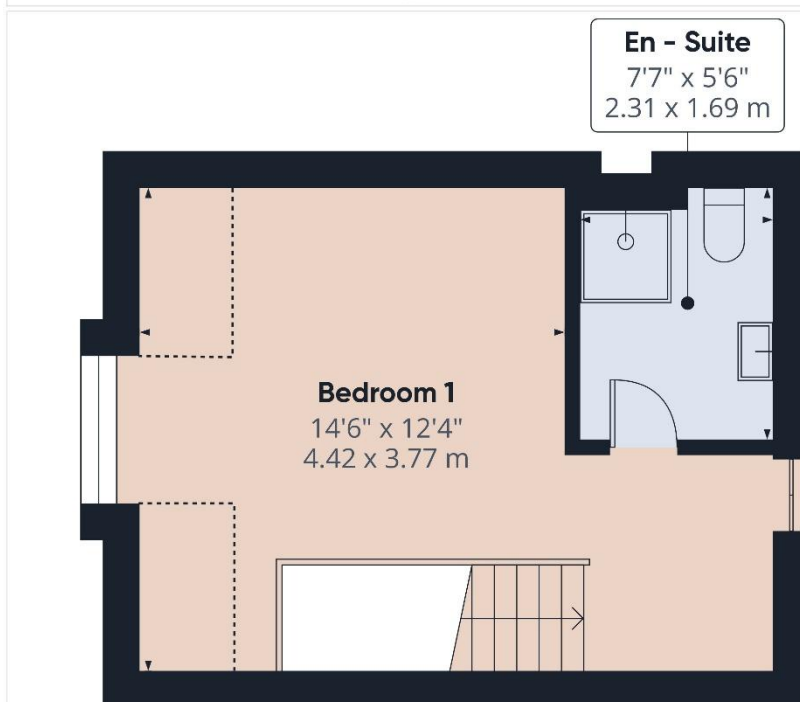
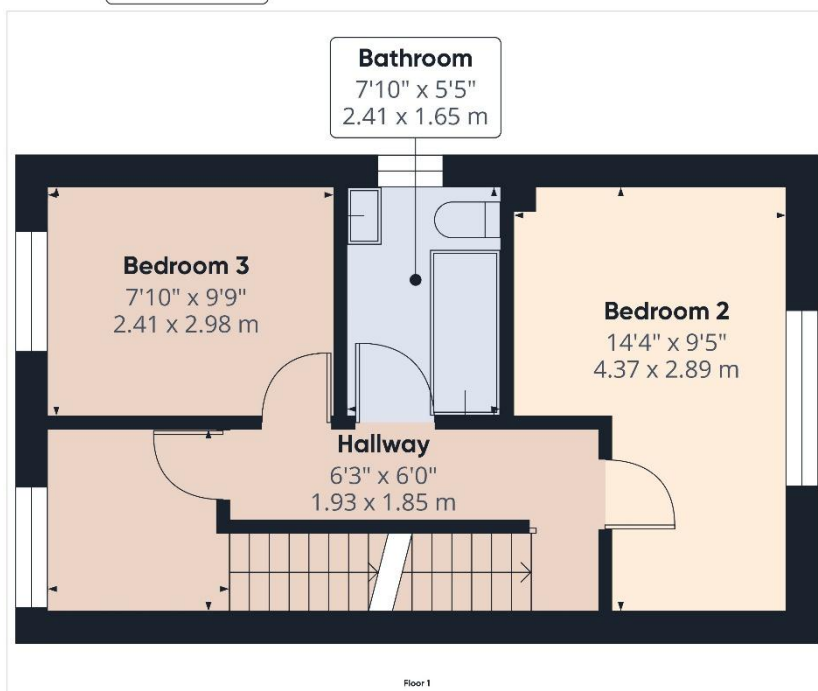
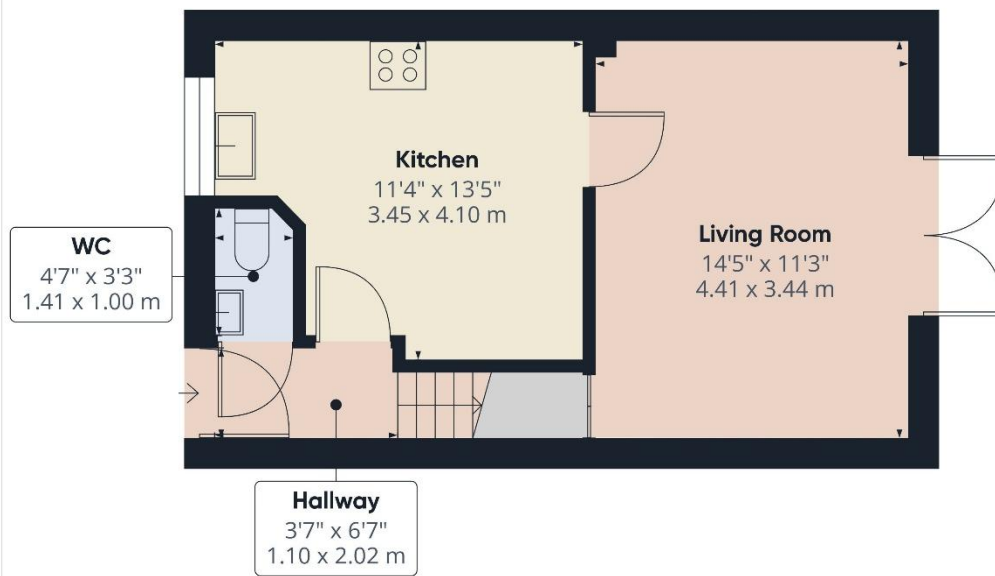
The garden has been fully landscaped and provides a natural extension from the the living space with patio doors opening out onto a porcelain patio. Imagine easy indoor-outdoor living, with a BBQ area ready for you to host family meals or entertain friends during the warmer months. The front has been finished to the same high standards as the rear whilst also benefitting from a driveway which runs along the side of the property with a gate directly to the rear garden.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.









Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 northwood

Northwood Southport and Ormskirk

01704 545 657

southport@northwooduk.com