



14 Crockleford Avenue, Kew Meadows, Southport, PR8 6UA
Guide Price £200,000
Subject to Contract

This detached true bungalow is offered for sale with no chain delay. Originally a 2 bedroom bungalow the property has been remodeled by the present owners and the centrally heated and double glazed accommodation briefly includes, entrance porch, kitchen, lounge leading to a rear lounge and sun lounge, inner hall leading to a bedroom and bathroom. There is established gardens to both front and rear, off road car parking and space for garage subject to the usual consents being obtained. The property is situated on a residential cul de sac of similar detached and semi detached bungalows on the popular Kew Meadows development. Local facilities include a number of super stores at Meols Cop together with main facilities at the Southport Town Centre.

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Southport's Estate Agent

Entrance Porch

Upvc double glazed outer door and side windows, Upvc double glazed inner door and side window to....

Kitchen - 4.57m x 2.29m (15'0" x 7'6")

Upvc double glazed side window with a single drainer one and half bowl sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces. Recess for cooker and plumbing for washing machine. Utility cupboard housing 'Baxi' gas central heating boiler. Glazed door leading to....

Lounge - 4.7m x 3.28m (15'5" x 10'9")

Upvc double glazed bay window overlooking the front garden, fire place with electric stove style fire. Glazed double doors to...

Rear Lounge - 5.05m x 2.72m (16'7" x 8'11")

Upvc double glazed double doors to....

Sun Lounge - 2.46m x 2.16m (8'1" x 7'1")

Upvc double glazed windows and double doors to the rear garden.

inner Hall

Useful storage cupboard.

Bedroom - 3.35m x 2.92m (11'0" x 9'7")

Upvc double glazed window.

Bathroom - 1.68m x 1.88m (5'6" x 6'2")

Upvc double glazed window vanity wash hand basin, low level Wc, step in shower enclosure with 'Mira' thermostatic shower. Tiled walls and floor.

Outside

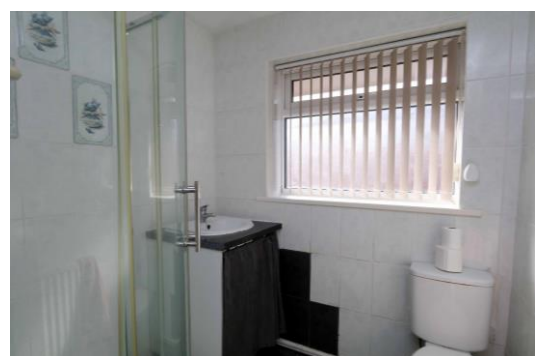
Established gardens adjoin the bungalow to both front and rear. The front garden provides off road parking for several vehicles and there is paving, loose pebbles and borders. The rear garden is enclosed with fencing having a greenhouse, shed and summerhouse, paved patio, lawn and borders. There is garage space subject to the usual consents being obtained.

Tenure

Freehold

Council Tax


Sefton MBC band C



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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