



**17 Altham Road  
Kew Meadows, PR8 6XL, £260,000  
'Subject to Contract'**

Situated to the head of a rare to market modern cul de sac, this four-bedroom detached family house presents an exciting opportunity for those with a vision for renovation and improvement. Inside, the property unfolds to reveal spacious yet understated interiors, waiting to be transformed into a modern and comfortable living space. The ground floor comprises a generous living room opening to dining room and kitchen providing a functional layout that lends itself to various renovation possibilities. While the property requires a programme of modernisation and improvement, it presents a blank canvas for creativity and customization. Upstairs, four well-proportioned bedrooms offer ample space for family living, each awaiting your personal touch to transform them into cozy retreats. The master bedroom benefits en-suite shower room/WC and there is a separate family bathroom. Outside, the property benefits an adjoining garage and generous corner plot, offering the perfect backdrop for outdoor entertaining. There is also off-road parking available for several vehicles. Conveniently located, this property enjoys easy access to a range of local amenities, including shops, both Primary and Secondary Schools, and access to Southport & Formby District General Hospital, ensuring that all your daily needs are within reach.

In summary, this four-bedroom detached family house presents an exciting opportunity for those seeking a project to make their own mark. With its potential for renovation, this property offers the chance to create a truly bespoke home tailored to your tastes and lifestyle. Don't miss out on this rare opportunity to unlock the full potential of this hidden gem.

### Open Entrance Vestibule

With tiled flooring leading to...

### Entrance Hall

Entrance door, stairs leading to first floor with handrail. Inner door leading to...

### Lounge - 4.75m x 3.28m (15'7" x 10'9" into recess)

Glazed boxed bay window to front, and archway providing open plan access leading to...

### Dining Room - 2.54m x 3.58m (8'4" x 11'9")

Glazed sliding patio door leads to gardens to the rear. Door leads to...

### Kitchen - 3.71m x 2.26m (12'2" x 7'5")

Glazed door and window overlooks gardens to the rear. Door leads to useful under stairs storage cupboard. A range of built in base unit include cupboards and drawers with wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer. Part wall tiling. Appliances include space for cooker, space for free standing fridge freezer and plumbing available for washing machine.

### First Floor Landing

Loft access and useful built in cupboard housing hot water cylinder.

### Master Bedroom - 4.01m x 2.57m (13'2" to rear of wardrobes x 8'5")

Glazed window to front, fitted wardrobes with sliding vanity mirrored frontage hanging space and shelving. Door leads to...

### Ensuite Shower Room/WC - 1.68m x 1.85m (5'6" x 6'1")

Glazed window, three-piece suite comprising of low-level WC, pedestal wash hand basin with mixer tap, tiled splash back and step in shower enclosure with plumbed in shower, part wall tiling.

### Bedroom 2 - 3.68m x 2.74m (12'1" into recess x 9'0")

Glazed windows to front.

### Bedroom 3 - 3.3m x 2.57m (10'10" x 8'5")

Glazed window overlooks rear garden.

### Bedroom 4 - 2.18m x 2.72m (7'2" x 8'11" overall measurements)

Glazed window overlooks rear garden.

### Bathroom/WC - 1.68m x 1.85m (5'6" x 6'1")

Glazed window, three-piece suite comprising low level WC, pedestal wash hand basin with mixer tap and twin grip panelled bath with mixer tap, shower attachment and part wall tiling.

### Outside

The property occupies the head of a cul-de-sac location the generous corner plot comprises of flagged driveway access to front for numerous vehicles and laid to lawn. Access via up and over door leads to adjoining garage which measures 18'1" x 9' and also houses wall mounted central heated boiling system servicing main accommodation and separate electric light and power supply. Substantial rear garden access via side leads to a flagged closed patio area and generous laid to lawn with established borders stocked with plants and shrubs.

### Council Tax

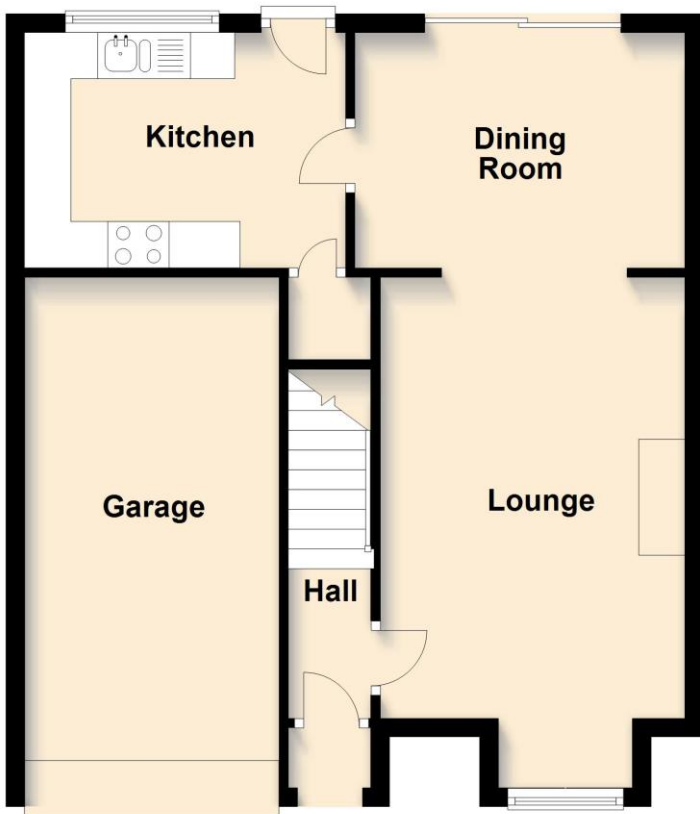
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### Tenure

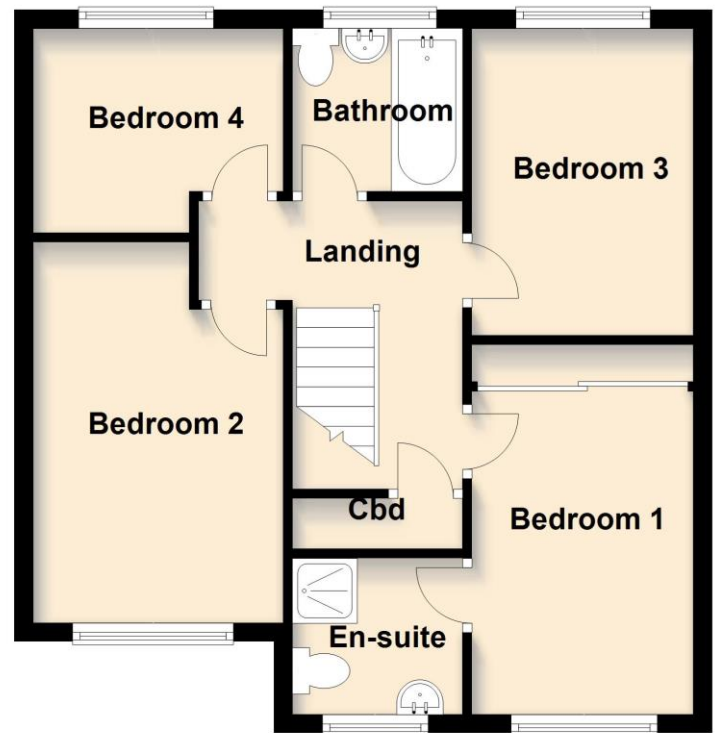
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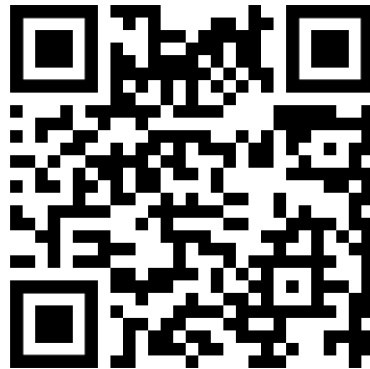
## Ground Floor



## First Floor



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



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