



87a Folkestone Road
Kew Meadows, PR8 5PH £180,000
'Subject to Contract'

Nestled within the ever-popular Kew Estate, this three-bedroom semi-detached home offers a fantastic opportunity for those looking to modernise and make it their own. Positioned close to local amenities, including Tesco and Sainsbury's superstores, as well as excellent commuter links, convenience is at your doorstep. The property benefits from AI staging by Chris Tinsley Estate Agents, showcasing the full potential of its accommodation. The ground floor features a welcoming lounge seamlessly flowing into an open-plan dining kitchen, with a conservatory at the rear providing extra living space. Upstairs, three bedrooms await, one ideal for a home office, alongside a stylish, modern shower room with WC. Off-road parking is available to the front, with a side carport, and an enclosed garden completes this promising home.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Entrance Porch

UPVC double glazed outer door and windows, tiled flooring, hanging space.
UPVC double glazed inner door leads to...

Living Room - 4.22m x 4.06m (13'10" x 13'4")

UPVC double glazed window to front, living flame gas fire to one wall, turned open tread staircase leads to 1st floor with handrail, spindles and newel post. Wood grain laminate style flooring and archway provides plan access leading to...



Dining Kitchen - 2.74m x 4.19m (9'0" x 13'9")

UPVC double glazed window overlooks garden to the rear with UPVC double glazed double doors leading to conservatory. Dining kitchen plan with a number of built-in base units which include cupboards and drawers, wall cupboards and working surfaces including single bowl sink unit with mixer tap and drainer. Electric oven, four ring gas hob with extractor over, partial wall tiling, plumbing for dishwasher and washing machine. Wood grain laminate style flooring continues.



Conservatory - 3.58m x 2.29m (11'9" x 7'6")

UPVC double glazed double doors and windows lead to enclosed garden at the rear. Centrally heated and woodgrain laminate style flooring continues.



First Floor Landing

Stripped wooden flooring, window seat and UPVC double glazed window to side. Two useful built-in wardrobes/storage cupboards with hanging space and shelving also housing the combination style central heated boiler system. Loft access.

Bedroom 1 - 3.05m x 2.34m (10'0" x 7'8")

UPVC double glazed window to front and hanging space to recess.

Bedroom 2 - 2.74m x 2.31m (9'0" x 7'7")

UPVC double glazed window overlooks rear of property, built-in cupboard, woodgrain laminate style flooring.



Bedroom 3 - 2.18m x 1.78m (7'2" x 5'10")

UPVC double glazed window to front of property, woodgrain laminate style flooring. Bedroom would be perfect for use as a home nursery or study.

Shower Room/WC - 1.65m x 1.75m (5'5" x 5'9")

UPVC double glazed window, three-piece modern white suite comprising of low-level WC, vanity wash hand basin with mixer tap and cupboards below, corner step in shower enclosure with thermostatic shower. Tiled walls with ladder style heated towel rail and quartz tiled flooring. Panelled ceiling with recessed spot lighting and extractor.



Outside

Garden to front with loose stone driveway providing off-road parking, access leading to enclosed garden at the rear with flagged patio and enclosed lawn with timber garden shed.

Council Tax

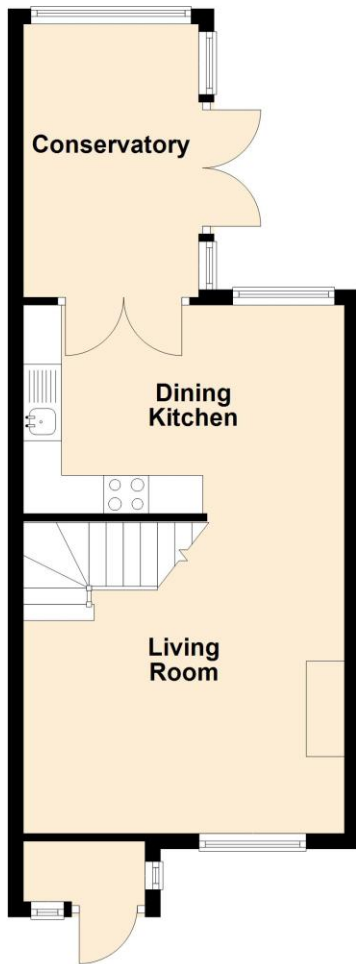
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Tenure

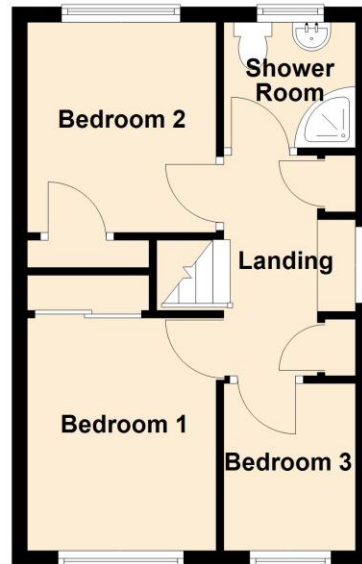
Freehold.



Ground Floor



First Floor



Before & After!!

Using the Latest AI Tech
to Unlock the Potential &
Possibilities of this Property



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