

**Redhill Drive, Kew, Southport, Merseyside,
PR8** **Monthly Rental Of £895.00**



KEY FEATURES:

- Two Bedroom House • Kew Development • Quiet Cul De Sac Location • Off Street Parking • Low Maintenance Back Garden • Newly Decorated and Carpeted • Modern Feel Throughout • Close To Amenities •

Sales

T: 01704 550048

E: sales@ajestateagents.co.uk



Rentals

T: 01704 543434

E: rentals@ajestateagents.co.uk



Property Management

T: 01704 545800

E: pm@ajestateagents.co.uk



**The Property
Ombudsman**

Property Description

Anthony James are pleased to present this modern mid terrace two bedroom property ideally located on the popular Kew estate close to amenities such as Meol's Cop Retail Park, Southport and Ormskirk Hospital as well as local primary & secondary schools. The property is neutrally decorated and floored throughout with a modern combination gas central heating system fitted.

This quaint property is well presented and comprises of; Porch, lounge with feature fireplace, kitchen/diner with a door onto the rear garden. To the first floor are two bedrooms and a modern bathroom with a three piece white suite with electric shower over the bath. The rear garden is flagged for easy maintenance whilst also being secure and enclosed.

A flagged drive way is present at the front providing car parking as well as an allocated parking space to the side of the property.

Viewings are highly recommended to appreciate this lovely property. Available immediately, subject to satisfactory checks.

EPC Rating: C

Council Tax Band : B



Rooms

Entrance Porch

Living Room 16' 8" x 12' 3" (5.07m x 3.74m)

UPVC double glazed window to front, central heating, fitted carpet,

Kitchen 12' 3" x 8' 11" (3.74m x 2.73m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, with new gas hob and electric double oven, UPVC door to the the garden.

Bedroom 1 12' 3" x 8' 9" (3.74m x 2.66m)

UPVC double glazed window to back, central heating, fitted carpet.

Bathroom 8' 11" x 5' 1" (2.72m x 1.55m)

Fitted with four piece suite comprising, wash hand basin, WC, bath, shower and full height tiling to all walls, central heating, tiled splashbacks, laminate flooring.

Bedroom 2 12' 3" x 7' 2" (3.74m x 2.19m)

UPVC double glazed window, central heating, fitted carpet.

External

Low maintenance flagged garden with painted fences and wooden storage shed.



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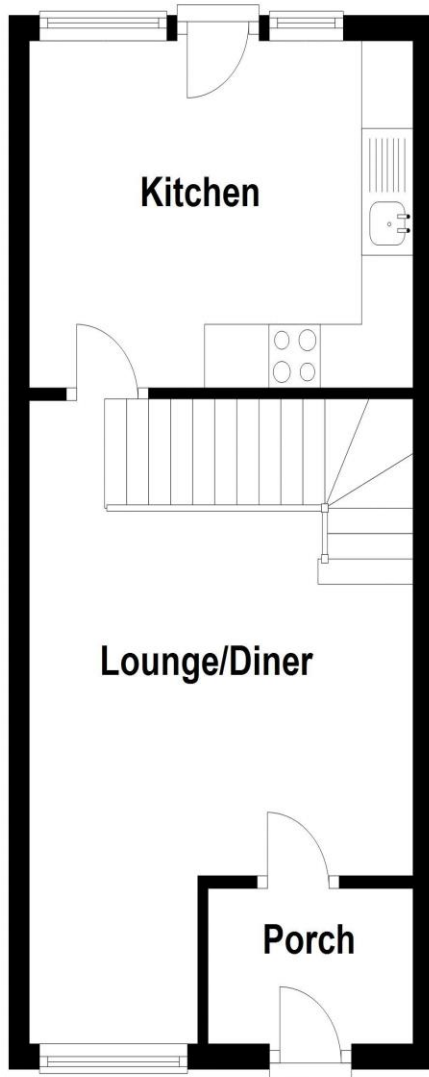
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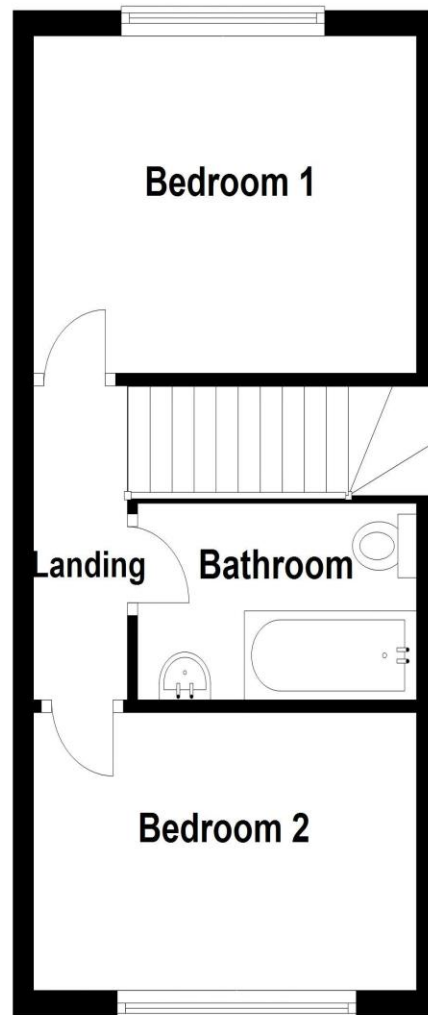


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Ground Floor



First Floor



Additional Information

EPC: C

Council Tax Band: B

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at www.ajestateagents.co.uk and navigate to Services > Lettings > Tenant Fees.**

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