



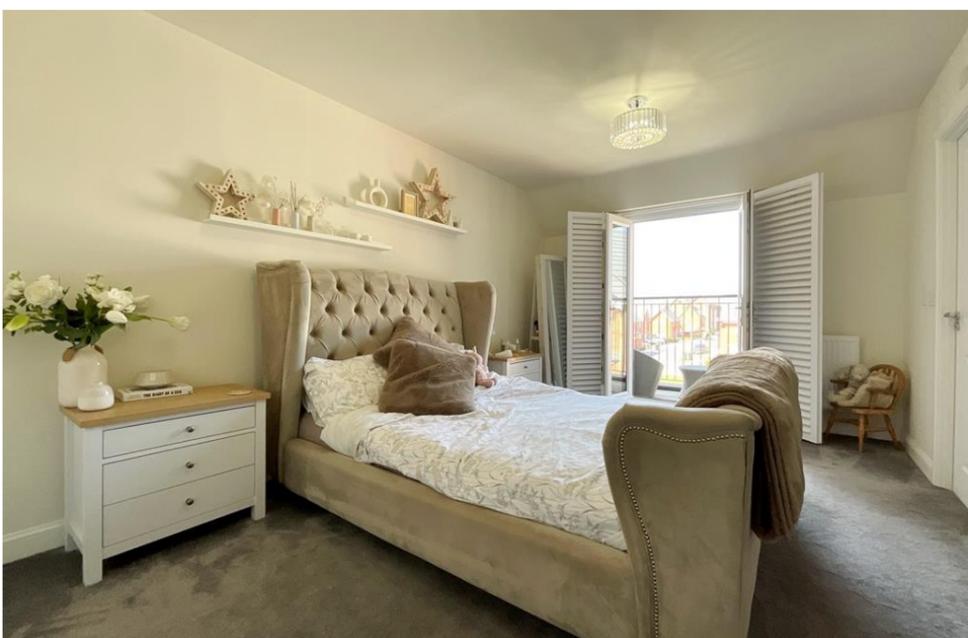
-  Immaculate Town House
-  Three Bedrooms – One En-Suite
-  Accommodation Across Three Floors

-  Garage & Parking
-  Private Rear Garden
-  Inspection Recommended

Price: £279,950 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Internal inspection is highly recommended of this beautifully appointed town house, forming part of the Pavillion Gardens development by David Wilson Homes, offering well proportioned living space arranged over three floors.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, Cloakroom/WC, Living Room and fitted Dining Kitchen with integrated appliances on the ground floor, two bedrooms and Bathroom on the first floor and a further Bedroom with En-Suite Shower Room and Balcony on the second floor. Outside, there is a private garden to the rear, an allocated parking space and a garage.

Darlington Drive is a turning off Blowick Moss Lane (off Town Lane), well placed for accessing the local shops and highly regarded school at Kew with Southport town centre readily accessible.



Ground Floor:

Hall

Living Room - 4.9m x 4.14m (16'1" x 13'7")

Fitted Kitchen/Dining Room - 3.78m x 3.84m overall (12'5" x 12'7")

Cloakroom/WC - 2.29m x 2.39m (7'6" x 7'10")

First Floor:

Landing

Bedroom 2 - 4.29m overall x 2.92m (14'1" x 9'7")

Bedroom 3 - 2.92m x 2.39m (9'7" x 7'10")

Bathroom - 2.21m x 1.98m (7'3" x 6'6")

Second Floor:

Bedroom 1 - 5.11m into wardrobes x 2.92m plus recess (16'9" x 9'7")

Balcony

En-Suite Shower Room

Outside: There is a private garden arranged with patio, shaped lawn and decked terrace to the rear, with gated access to an allocated parking space and a garage.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D

Tenure: Freehold

Note: There is an annual estate charge of £120 as a contribution to the upkeep of the communal green spaces on the development.

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

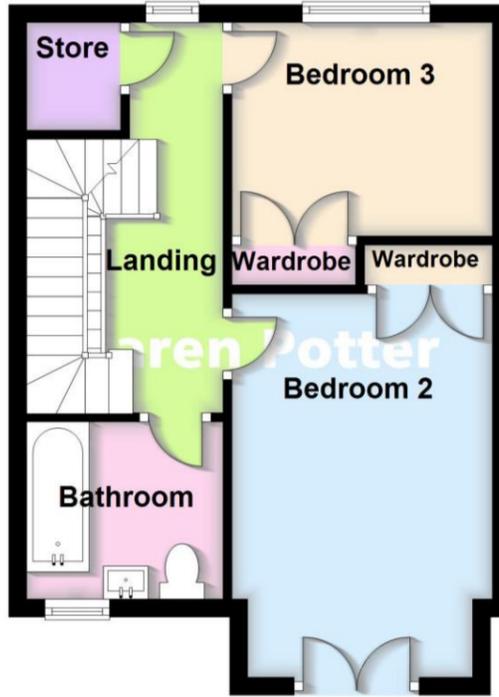
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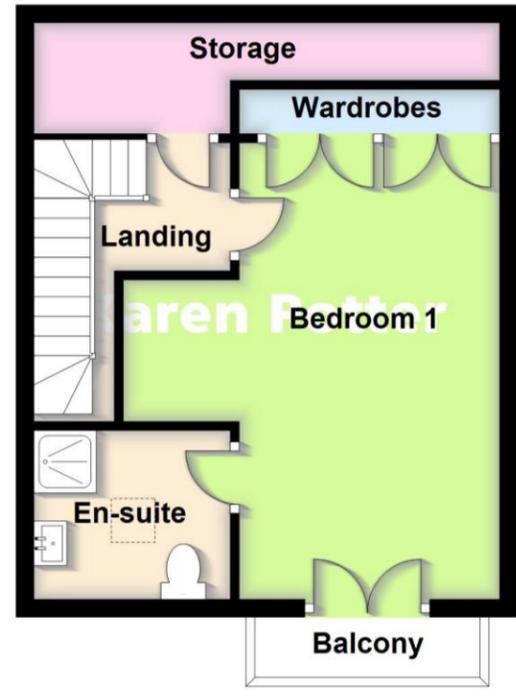
Ground Floor
Approx. 40.8 sq. metres (439.7 sq. feet)



First Floor
Approx. 35.9 sq. metres (387.0 sq. feet)



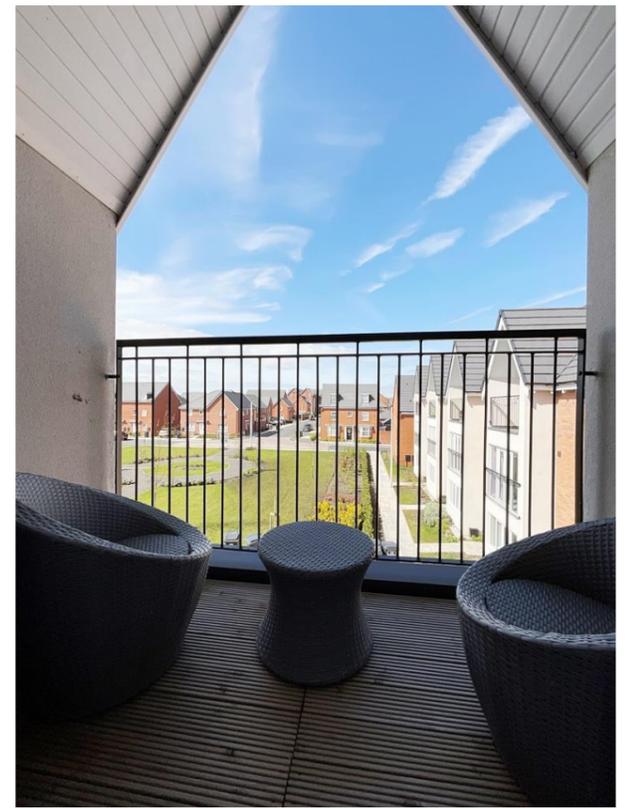
Second Floor
Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 110.5 sq. metres (1189.8 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 84 | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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