



-  Mid Terraced House
-  Three Bedrooms
-  Through Lounge/Dining Room

-  General Updating Required
-  Cul De Sac Position
-  No Chain

Price: £165,000 Subject to Contract

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





Occupying a quiet cul de sac position in a sought after residential area of Kew, this well planned, three bedroom, mid terraced house would benefit from some general updating and offers excellent potential.

Offered for sale with no onward chain, the single glazed and electric heated accommodation briefly comprises: Entrance Vestibule, Lounge/Dining Room and Kitchen to the ground floor with three Bedrooms and Bathroom to the first floor.

Outside, there are gardens to front and rear, the rear enclosed with paved patio, ornamental pond and hardstanding.

Wollaton Drive is a turning off Colchester Road (off Ruddington Road). There are local shops and Kew Woods Primary School on Ovington Drive with Christ The King and Meols Cop High Schools, King George VIII Sixth Form College and Southport Hospital all readily accessible.



Ground Floor:

Entrance Vestibule

Lounge/Dining Room - 7.57m overall x 4.39m overall (24'10" x 14'5")

Kitchen - 2.64m x 2.13m (8'8" x 7'0")

First Floor:

Landing

Bedroom 1 - 4.06m x 2.54m (13'4" x 8'4")

Bedroom 2 - 3.4m x 2.54m (11'2" x 8'4")

Bedroom 3 - 2.29m x 1.75m (7'6" x 5'9")

Bathroom - 1.75m x 1.63m (5'9" x 5'4")

Outside: There are gardens to front and rear, the rear enclosed with paved patio, ornamental pond and hardstanding. Twin timber gates give access to further parking.

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

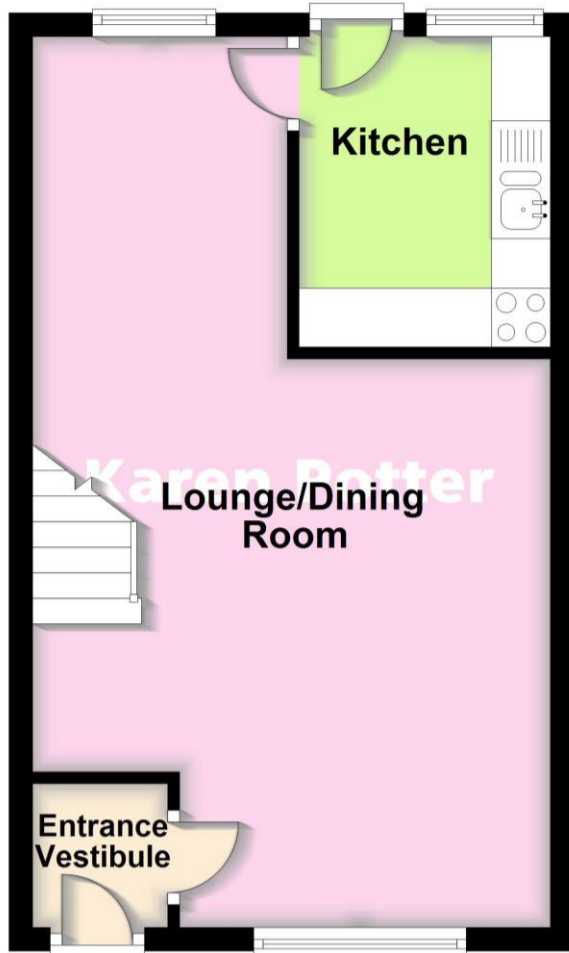
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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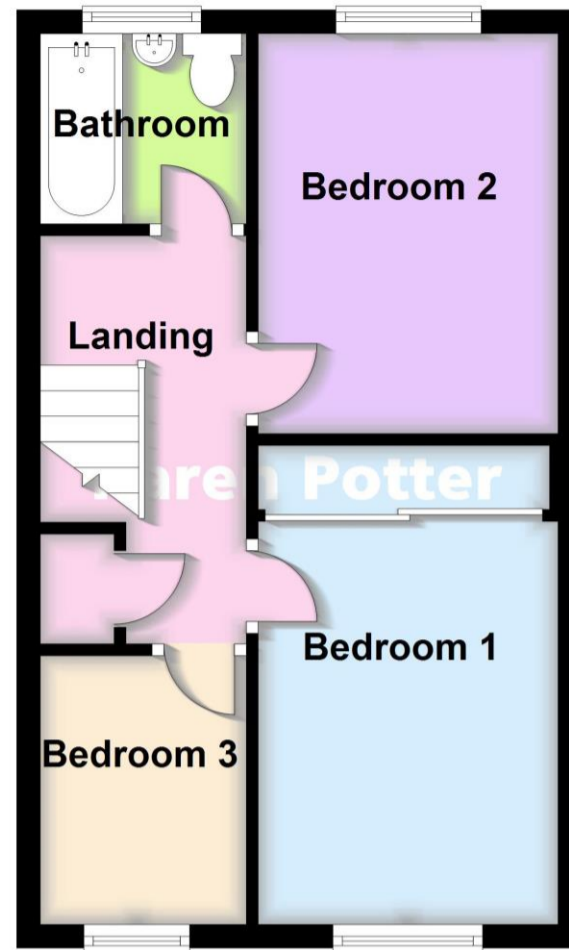
Ground Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



First Floor

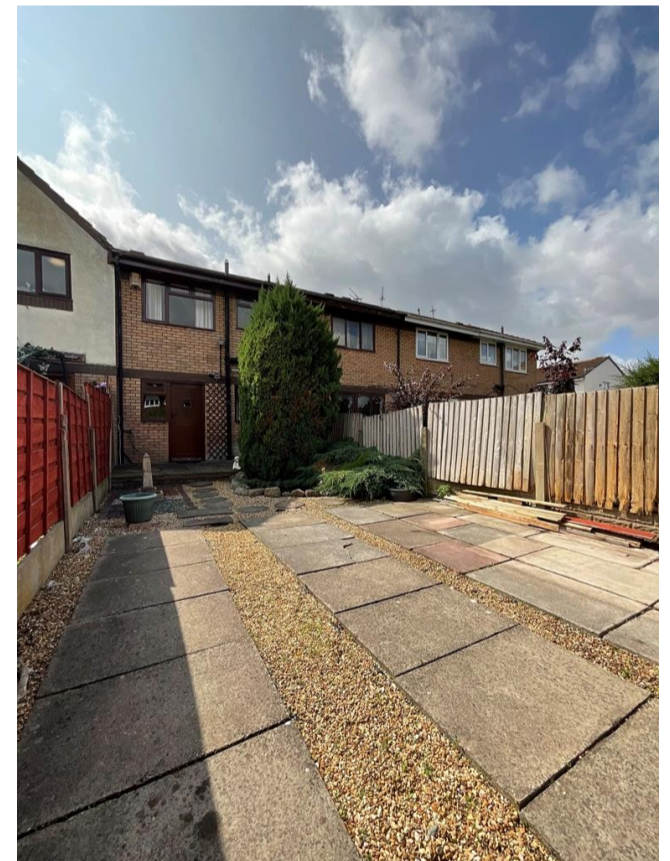
Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 66.4 sq. metres (715.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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