



**Asking Price £220,000**

Stylishly presented and move-in ready, this spacious three-bedroom end-of-terrace family home is perfectly positioned on the sought-after Southway Drive. Elevated and well-maintained throughout, the property boasts a modern internal finish, generous gardens, and a versatile layout ideal for family living or first-time buyers seeking space and style. Internally, the accommodation comprises a bright and welcoming entrance hall, a beautifully appointed lounge with French doors opening to the rear patio, and a separate dining room that enjoys natural light from a front-facing window. The sleek modern kitchen features high-gloss units, integrated appliances, wood-effect worktops, and a contemporary blue glass splashback, making it both stylish and practical.

Upstairs, the home offers three well-proportioned bedrooms, including two doubles and a good-sized single, all presented in neutral tones with large windows enhancing the natural light. The family bathroom is modern and well-fitted with a bath and shower over, pedestal wash basin, and WC. Outside, the property continues to impress. The rear garden is a standout feature—generously sized and thoughtfully tiered, offering multiple zones for relaxing, entertaining, or cultivating. A large patio area sits adjacent to the house, complemented by steps leading up through further levels of low-maintenance planting and lawn, ultimately offering distant views and a private escape. The side garden is enclosed and neatly paved with gated access and useful sheds for storage. This home is tucked away in a popular residential position yet conveniently located for Southway's local amenities, well-regarded schools, and excellent transport links including nearby bus routes. It's the perfect blend of indoor comfort and outdoor potential

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Established 2008

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**Southway Drive, Southway, PL6 6SH**

## Accommodation Comprises

### Ground Floor

#### Entrance Hall

Welcoming and light-filled with wood-effect flooring, under-stair storage, and access to principal rooms.

#### Lounge – 5.56m x 4.31m (18`3" x 14`2") max

A spacious and bright living area with French doors leading out to the rear garden patio, neutral décor, fireplace with surround, and ample room for seating and media.

#### Dining Room – 2.74m x 2.04m (9`x 6`8")

Ideal for family dining or a home office, with front aspect window and continuation of the wood-effect flooring.

#### Kitchen – 2.72m x 2.98m (8`11" x 9`9")

Contemporary fitted kitchen with gloss cabinets, integrated oven, hob & extractor, fridge/freezer, dishwasher and washing machine. Finished with pale wood-style worktops and modern blue splashback.

### First Floor

#### Bedroom 1 – 3.78m x 2.98m (12`5" x 9`9")

Spacious double bedroom with large window to front offering green views, fitted carpet and neutral finish.

#### Bedroom 2 – 3.05m x 3.48m (10` x 11`5")

Another generous double with front-facing window, light décor and carpeted floor.

#### Bedroom 3 – 2.42m x 1.63m (7`11" x 5`4")

A well-sized single bedroom, ideal for a child`s room, nursery or home office.

#### Bathroom

Modern three-piece suite with panelled bath and shower over, pedestal basin, WC, and tiled walls. Dual aspect windows provide excellent natural light.

#### Agents Note:

Please note that the construction of the property is Laing Easi-Form and prior to viewing or making an offer on the property please make sure your mortgage provider will lend on this property.

#### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.



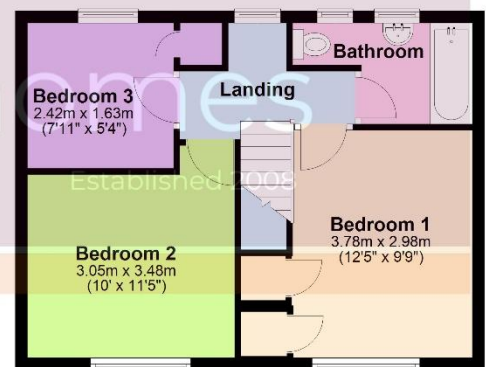




Ground Floor



First Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%  
FEE**

**0<sup>WK</sup>  
CONTRACT**

**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

