



Sawdon Avenue, Kew, Southport, PR8



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Offers in Excess of £190,000

- NO ONWARD CHAIN
- Well-Proportioned Three-Bedroom Home
- Well-Presented & Move In Ready
- Spacious Kitchen/Diner
- Generous Rear Garden
- Detached Garage
- Freehold
- EPC rating C



Situated in the popular residential and convenient location Kew, Southport. This well-proportioned three-bedroom home offers comfortable accommodation, a good-sized garden and excellent scope for a new owner to simply move in and make it their own.

The property is well presented throughout, providing a welcoming combination of practical living space and attractive features, while offering plenty of opportunity to add your own style and personal touches.

The ground floor provides a bright and versatile living space, together with a well-appointed kitchen/diner offering a sociable heart to the home and access to the rear garden. Upstairs are three well-proportioned bedrooms serviced by a neutral family bathroom, making the property an ideal choice for families, couples or those looking for additional space for guests, a home office or hobbies.

Externally, the property benefits from a good-sized rear garden, laid to lawn with a patio area providing a pleasant space for outdoor entertaining, children or simply enjoying the sunshine. A separate detached garage provides useful storage and parking facilities. To the front there is a driveway providing off road parking and a lawn area with established planting.

Kew is a popular residential location, well placed for a range of local amenities, well regarded schools, transport links and everyday conveniences, while Southport town Centre and the coast are also within easy reach.

Overall, this is an attractive and ready-to-move-into three-bedroom home in a popular Southport location, offering well-proportioned accommodation, a generous garden and excellent potential for the new owner to add their own stamp.

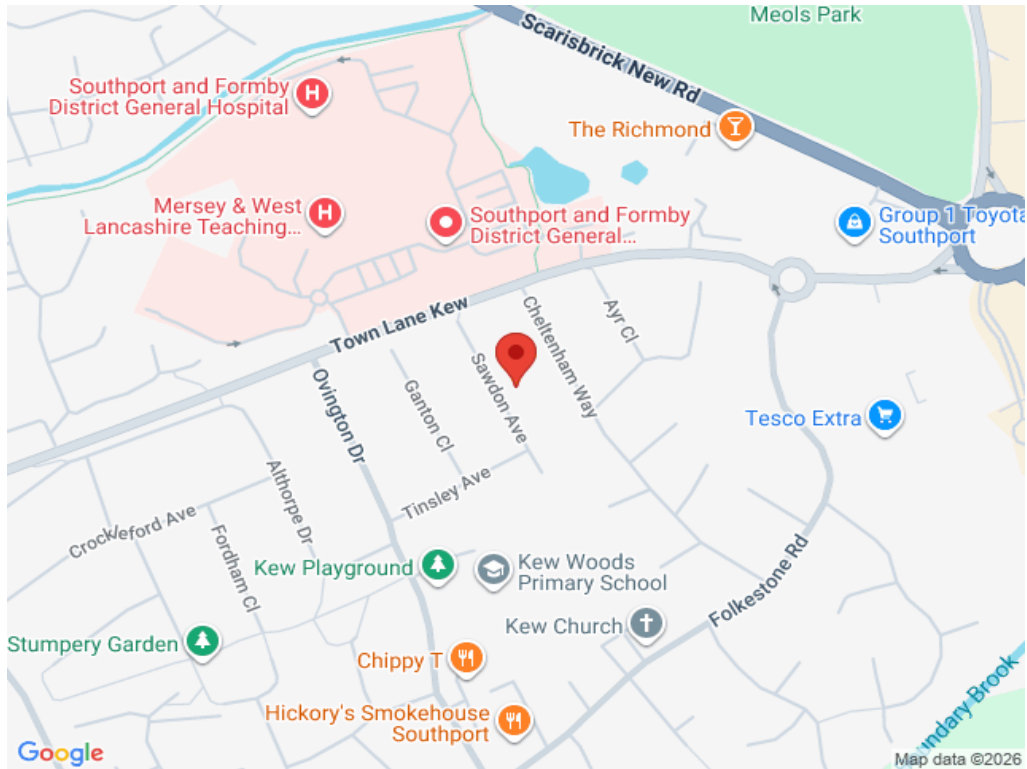
Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 northwood

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