



**1 Lake View,
Kew, Southport, PR8 5BF
£185,000
Subject to Contract**

Ideal First Property. A Centrally Heated and Double Glazed, Three Bedroom House.
Development of Just Seven Properties.

Open Day Saturday 18 April 10.00 - 2.00. No Appointment Necessary.

Free Mortgage Advice Available on The Day.

An exceptional opportunity with this three-bedroom home, set within a development of just seven properties on a private road. Perfectly positioned for convenience, this double-glazed and centrally heated residence is an ideal first property, offered with no onward chain.

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Southport's Estate Agent

Entrance hall, spacious lounge, dining room with direct access to the rear garden, perfect for indoor-outdoor living, kitchen features a range of base and wall units, ample working surfaces, and integrated appliances. On the first floor, a landing with useful built-in cupboards leads to three bedrooms and a family bathroom. Outside, the property stands in gardens to both the front and rear, offering private outdoor spaces. The location in Kew, Southport, places you close to Southport Hospital and offers easy access to local amenities and transport links. This is a property not to be missed!

Entrance Hall-

UPVC outer door and side window stairs to the first floor.

Cloakroom-

Wash hand basin, low level WC.

Lounge –

4.95m x 3.28m (16'3" x 10'9") UPVC double glazed window, opening to...

Dining Room –

2.44m x 2.51m (8'0" x 8'3")UPVC double glazed window and door to the rear garden. Opening to...

Kitchen –

2.59m x 2.29m (8'6" x 7'6")UPVC double glazed window with single drainer stainless steel sink unit below, a range of base units with cupboards and drawers, wall cupboards, working surfaces, four ring electric hob with oven below and cooker hood above. 'Main' gas central heating boiler, plumbing for washing machine.

First Floor Landing-

Useful built in cupboards.

Bedroom 1 –

3.86m x 3.07m (12'8" x 10'1")UPVC double glazed window, built in double door wardrobe.

Bedroom 2 - 3.07m x 3.3m (10'1" x 10'10")UPVC double glazed window, built in double door wardrobe.

Bedroom 3 - 2.51m x 1.88m (8'3" excluding door recess x 6'2")Built in double door cupboard, UPVC double glazed window.

Bathroom - 1.7m x 1.88m (5'7" x 6'2")Pedestal wash hand basin, low level WC, panelled bath with shower, shower screen and mixer tap and shower attachment. UPVC double glazed window.

Outside-

Gardens to the front and rear, a right of way to the side and rear exists in favour of the adjoining mid terrace property (No.2)

Council Tax-

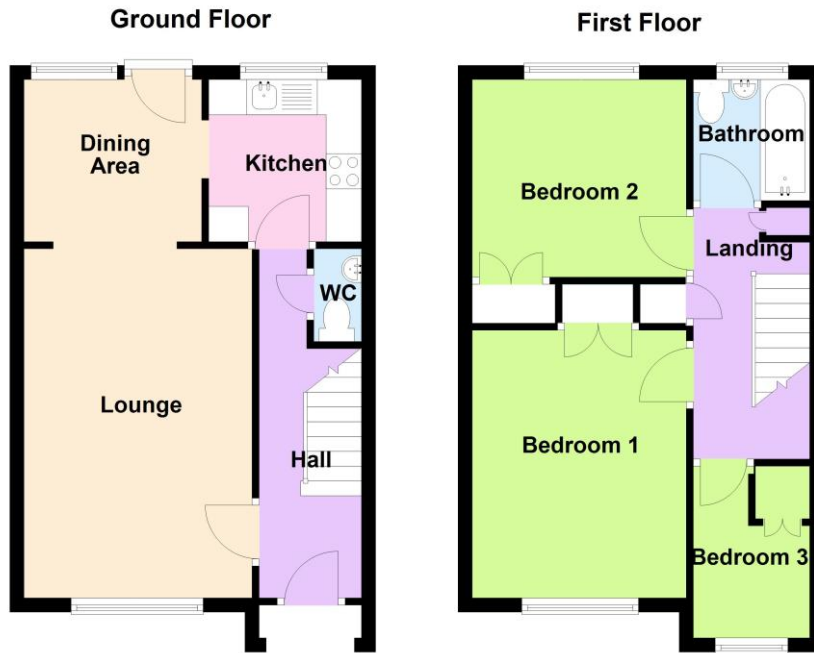
Sefton MBC Band C

Tenure-

Will be Freehold.

Note-

It is a private Road, and it is proposed to create a Owners Management Company to supervise the maintenance and communal repairs.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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