



**21 Markham Drive
Kew Meadows, PR8 6XR, £269,500
'Subject to Contract'**

An early viewing is recommended to appreciate the accommodation and location of this detached, true bungalow. Installed with both gas central heating and upvc double glazing, the accommodation briefly includes; Entrance Hall, Lounge open plan with the Dining Room, a refitted Kitchen with built in appliances, there are two Bedrooms and a Wet Room. A particular feature of the bungalow is the lovely open aspect at the rear over open farmland. Situated in a cul de sac, the bungalow stands in gardens to the front and rear, with off road car parking and a garage.

Side Entrance Vestibule

Upvc double glazed sliding outer doors. Leaded glazed inner door to...

Entrance Hall

Grey, woodgrain LVT flooring. A pull down ladder leads to a boarded and insulated loft area.

Lounge - 4.88m x 3.35m (16'0" x 11'0")

Upvc double glazed window overlooking the front garden, living flame electric coal effect fire and attractive surround. Open plan to...

Dining Room - 2.54m x 2.87m (8'4" x 9'5")

Upvc double glazed window.

Kitchen - 2.77m x 2.18m (9'1" x 7'2")

Upvc double glazed window, single drainer, stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces. 'Lamona' four ring gas hob with chimney style cooker hood above and electric oven below. Plumbing for washing machine and recess for fridge freezer. Tiled walls, woodgrain flooring. Upvc outer door with double glazed insert, recess spot lighting, 'Worcester' gas central heating boiler.

Bedroom 1 - 3.51m x 3.38m (11'6" x 11'1") overall measurement

With built in wardrobes and mirrored sliding doors. Upvc double glazed window overlooking the rear garden.

Bedroom 2 - 3.48m x 2.79m (11'5" including door recess reducing to 7'10" x 9'2")

Built in cupboard, double glazed double doors lead to the rear garden.

Shower Room - 1.6m x 1.98m (5'3" x 6'6")

Level entry shower with thermostatic shower unit, wash hand basin and low level WC. Tiled walls, chrome towel rail/radiator and linen cupboard. Close board and ceiling with recessed spot lighting. Upvc double glazed window.

Outside

The bungalow stands in established gardens to the front and rear with the rear garden enjoying a delightful open aspect over farmland which is an undoubted feature. The rear garden is planned with an 'Astro' turf patio, second paved patio, lawn, borders stocked with plants and shrubs. A driveway provides off road car parking and leads to a garage measuring, 17'7 x 8'0", installed with electric light and power supply and having up and over door. The front garden is extensively paved for ease of maintenance with inset flower beds and offering car parking.

Council Tax

Sefton MBC band C.

Tenure

Freehold.



Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		65	
(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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