



AI ENHANCED

Chris Tinsley



**23 Handsworth Walk
Kew Meadows, PR8 6XU £210,000
'Subject to Contract'**

Tucked away in a semi-rural, sought-after setting on Handsworth Walk, Kew Meadows, this charming three-bedroom semi-detached family home offers an enviable lifestyle. Overlooking open fields and green space, yet within close reach of shops, schools, and the Southport and Formby District General Hospital, the property blends convenience with tranquillity. Inside, a spacious lounge flows into a dining kitchen equipped with modern appliances. Upstairs, the landing's vaulted ceiling and Velux window flood the home with natural light, leading to three bedrooms and a family bathroom. With a larger-than-average rear garden overlooking fields and a garage offering off-road parking, this home provides space, comfort, and the perfect countryside backdrop to family living.

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Southport's Estate Agent

Entrance Hall

Upvc double entrance door, wood grain laminate flooring and stairs to the first floor with handrail. Glazed inner door to....

Lounge - 4.78m x 3.45m (15'8" x 11'4")

Upvc double glazed bow bay window overlooking green space to front including fields and farmland to side. Woodgrain laminate flooring, living flame gas fire with Limestone interior, surround and hearth. Cupboard to understairs. Glazed door to....



Dining Kitchen - 2.72m x 4.44m (8'11" x 14'7")

Upvc double window, double glazed double doors open to raised decked terrace and rear garden. Modern kitchen with cream gloss base units, cupboards and drawers, wall cupboards and Butcher Block working surfaces with 1 1/2 sink unit, mixer tap and drainer. Appliances comprise; Space for Range oven, integral dishwasher. Recess for free standing fridge freezer. Wood grain effect vinyl covered flooring and partial wall tiling.



Landing

Vaulted ceiling and 'Velux' window flood the home with natural light, leading to three bedrooms and a family bathroom. Built-in cupboard over stairs.



Bedroom 1 - 4.09m x 2.57m (13'5" to rear of wardrobes x 8'5")

Upvc double glazed window overlooking front of property and farmers fields to side. Recess spot lighting, built-in air-condition unit.

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

Upvc double glazed window overlooking rear with views over farmers fields to side.

Bedroom 3 - 2.24m x 1.78m (7'4" x 5'10")

Upvc double glazed window.



Bathroom/WC - 1.6m x 1.75m (5'3" x 5'9")

Opaque Upvc double glazed window, three piece modern white suite comprising of low level WC, vanity wash hand basin with waterfall mixer tap and panelled bath with mixer tap and gazed shower screen, waterfall mixer tap and plumbed-in overhead deluge shower and handheld shower attachment. Wall mounted ladder style chrome heated towel rail. Tiled walls and flooring, recess spot lighting and extractor.

Outside

The property is situated on Handsworth Walk in Kew Meadows, directly opposite green space, with pathways linking the Kew Meadows estate. The rear garden is extensive and generously sized, featuring timber-raised decking and a garden pergola, overlooking farmers' fields to the side, offering a semi-rural aspect. There is a patio area, established borders, and lawn. A gate leads to a driveway at the rear, just off Glaisdale Drive, providing off-road parking and access to a garage with electric light, power supply points, and an air conditioning unit.



Council Tax

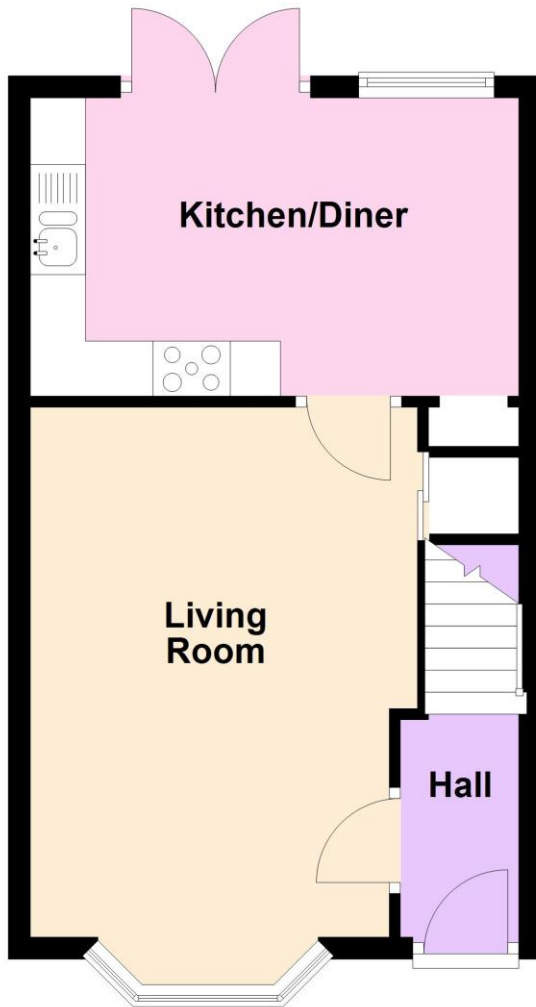
We understand from information provided by the local authority that the property is in Council Tax Band B. This information is provided for guidance only and should be verified by the purchaser.

Tenure

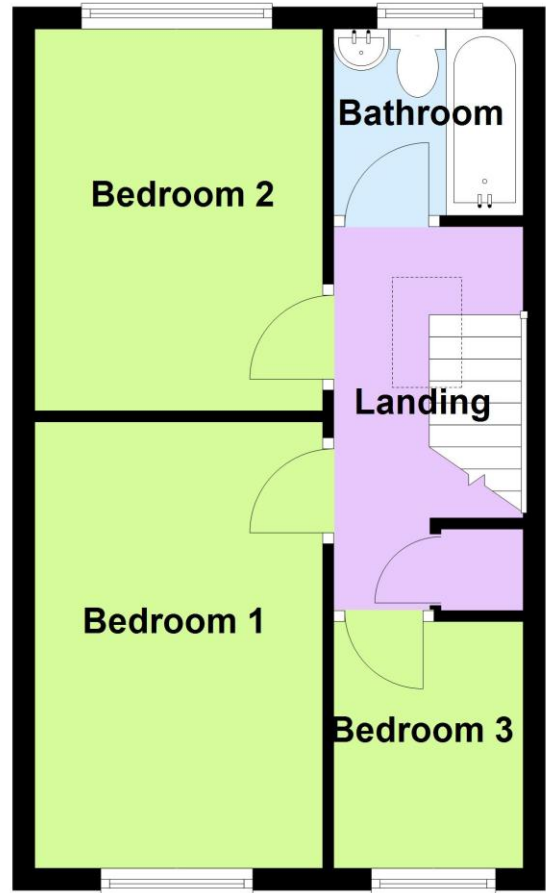
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.