



Darlington Drive, Kew, Southport PR8 5FL

An internal inspection is highly recommended to fully appreciate this beautifully presented and generously proportioned townhouse, forming part of the sought-after Pavilion Gardens development by David Wilson Homes.

Offering stylish and versatile accommodation arranged over three floors, the property combines modern design with comfortable family living. The residence benefits from gas central heating and double glazing throughout, and the well-planned accommodation briefly comprises an inviting entrance hall, cloakroom/WC, an elegant living room, and a contemporary fitted dining kitchen complete with integrated appliances on the ground floor. The first floor hosts two well-appointed bedrooms together with a modern family bathroom, while the second floor features an impressive principal bedroom suite with en-suite shower room and the added luxury of a private balcony.

Externally, the property enjoys a private rear garden ideal for relaxation and entertaining, along with an allocated parking space and a garage.

Darlington Drive is a pleasant residential turning off Blowick Moss Lane (via Town Lane), ideally situated for convenient access to local amenities, highly regarded schools in the Kew area, and excellent transport links to Southport town centre.



Price: £280,000 Subject to Contract

Ground Floor:

Hall

Living Room - 4.98m x 4.19m (16'4" into bay x 13'9" overall)

Kitchen/ Dining Room - 4.14m x 3.81m (13'7" x 12'6" max)

WC

Store

First Floor:

Landing

Bedroom 2 - 4.29m x 2.95m (14'1" plus wardrobes x 9'8")

Bedroom 3 - 3.02m x 2.95m (9'11" overall x 9'8")

Bathroom - 2.21m x 1.98m (7'3" x 6'6")

Store

Second Floor:

Landing

Bedroom 1 - 4.85m x 4.09m (15'11" plus wardrobes x 13'5" overall)

Ensuite - 1.96m x 1.96m (6'5" x 6'5")

Balcony - 2.49m x 1.32m (8'2" x 4'4")

Wardrobes

Storage

Outside:

There is a private garden to the rear, an allocated parking space and a garage.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (D)

Tenure:

The house is Freehold though the garage is leasehold on a 999 year residue with no ground rent payable.

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(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	

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