



Folkestone Road, Kew, Southport PR8 5PH

Ideal For First Time Buyers - This well presented, spacious three bedroom semi-detached house with off road parking Outside, there are gardens to front and rear, the front incorporating paved driveway providing off road parking,

The private rear garden has a sunny aspect and is landscaped with paved patio leading to shaped lawn.

The property is located on Folkestone Road close to Ovington Drive where you will find shops, bars/restaurants and public transport facilities, along with the Kew Woods Primary School. Melos Cop Secondary School and Kew Retails Park are also nearby.



Price: £200,000 Subject to Contract

Ground Floor:

Hall

Living Room - 4.09m x 3.78m (13'5" x 12'5") overall

Dining Room - 3.17m x 2.44m (10'5" x 8'0")

Kitchen - 3.17m x 2.13m (10'5" x 7'0")

Conservatory - 3.2m x 2.77m (10'6" x 9'1") overall

First Floor:

Landing

Bedroom 1 - 3.96m x 2.59m (13'0" x 8'6") plus door recess

Bedroom 2 - 3.35m x 2.79m (11'0" x 9'2") overall

Bedroom 3 - 2.16m x 2.01m (7'1" x 6'7") plus door recess

Bathroom - 1.83m x 1.83m (6'0" x 6'0")

Outside:

There are gardens to front and rear, the front incorporating paved driveway providing off road parking, The private rear garden has a sunny aspect and is landscaped with paved patio leading to shaped lawn.

Council Tax:

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

Tenure:

Freehold

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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Ground Floor
Approx. 43.1 sq. metres (463.4 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.3 sq. feet)



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