



**18 Maplebeck Drive
Southport, PR8 5QA, £350,000
'Subject to Contract'**

This modern and unique linked-detached family home is one of just six distinctive properties within the sought-after Pavilion Gardens development near Kew Meadows. Offering generous, deceptive modern living space, the property features a welcoming entrance hall with WC, a spacious living room, and a modern dining kitchen at the rear, complete with double doors leading to the garden, perfect for entertaining. Upstairs, the larger accommodation includes four bedrooms and a modern family bathroom, while the master together with second bedroom above the adjoining carport offer additional space and modern en-suite access. The property boasts a secure carport with an up-and-over door, a separate garage, and off-road parking on a generous plot. Kew Meadows also offers a children's play area and is conveniently located near schools, supermarkets, colleges, and commuter links to Ormskirk, Liverpool, and Southport Hospital.

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Southport's Estate Agent

Entrance Hall

Composite entrance door to hall. Midway wall panelling and stairs to first floor with handrail, spindles and newel post. Door to under stairs storage cupboard, door to....

WC - 1.4m x 1.07m (4'7" x 3'6")

Generous WC with low level WC, pedestal wash hand basin with mixer tap and tiled splash back. 'Amtico' flooring and extractor.

Lounge - 5.21m x 3.51m (17'1" into bay x 11'6" into recess)

Upvc double glazed window to front.

Dining Kitchen - 4.32m x 5.87m (14'2" x 19'3" overall measurements)

Upvc double-glazed double doors provide access to the rear garden, complemented by Upvc double-glazed windows to the side and rear elevations. A built-in utility cupboard offers wall shelving and work surfaces, with plumbing for a washing machine and space for a tumble dryer.

The modern fitted kitchen is presented in a contemporary grey gloss finish and features an extensive range of base units incorporating cupboards and drawers, along with matching wall cupboards enhanced by under-unit lighting. Quartz granite work surfaces incorporate an inset 1½ bowl sink unit with rinser tap and drainer.

Integrated appliances include an electric double oven, fridge freezer and dishwasher, while a wall cupboard houses the Ideal combination-style central heating boiler. A six-burner gas hob is set beneath a stainless steel splash back with a funnel-style extractor hood above. Amtico flooring continues throughout the space, and there is additional room for an American-style freestanding fridge freezer.

Landing

Access to airing cupboard housing the pressurised hot water cylinder. Mid way wall panelling and loft access.

Master Bedroom - 4.34m x 4.83m (14'3" x 15'10" to rear of wardrobes)

Upvc double glazed window, fitted wardrobes with sliding frontage, hanging space and shelving. Door to....

En Suite Shower Room/WC - 1.42m x 2.18m (4'8" x 7'2" into shower recess)

Opaque Upvc double glazed window. Three-piece modern white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen, plumbed-in shower, ladder style heated towel rail and extractor.

Bedroom 2 - 5.56m x 3.1m (18'3" x 10'2" overall measurements)

Dual aspect Upvc double glazed windows to front and rear, door to....

En Suite Shower Room - 1.14m x 2.11m (3'9" x 6'11")

Three-piece modern white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and step-in shower enclosure with glazed shower screen, plumbed-in shower, partial wall tiling, ladder style heated towel rail and extractor.

Bedroom 3 - 3.12m x 3.43m (10'3" x 11'3" into recess)

Upvc double glazed window. Built-in wardrobes.

Bedroom 4 - 3.1m x 2.36m (10'2" x 7'9")

Upvc double glazed window.

Family Bathroom/WC - 1.88m x 2.13m (6'2" x 7'0")

Opaque Upvc double glazed window. Three-piece modern white suite comprising of low-level WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap, glazed folded shower screen, plumbed-in shower and partial wall tiling. Ladder style heated towel rail and extractor.

Outside

Set on a larger-than-average plot, this property is one of just six unique linked-detached homes. The front features a driveway with crisp slate borders and dwarf hedging, leading to an adjoining carport with a secure up-and-over door. This provides parking and a partially enclosed route to an additional driveway, leading to a separate garage with light and power. The generous rear gardens are a standout, with a spacious patio, lawn, established borders, and the benefit of not being directly overlooked, plus convenient external power points.

Council Tax

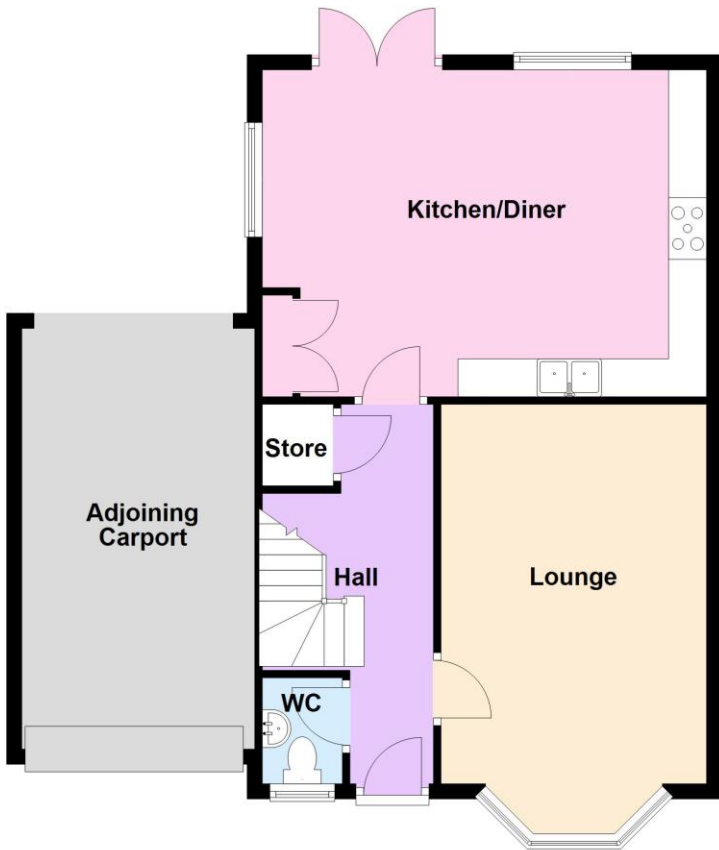
We understand from information provided by the local authority that the property is in Council Tax Band E. This information is provided for guidance only and should be verified by the purchaser.

Tenure

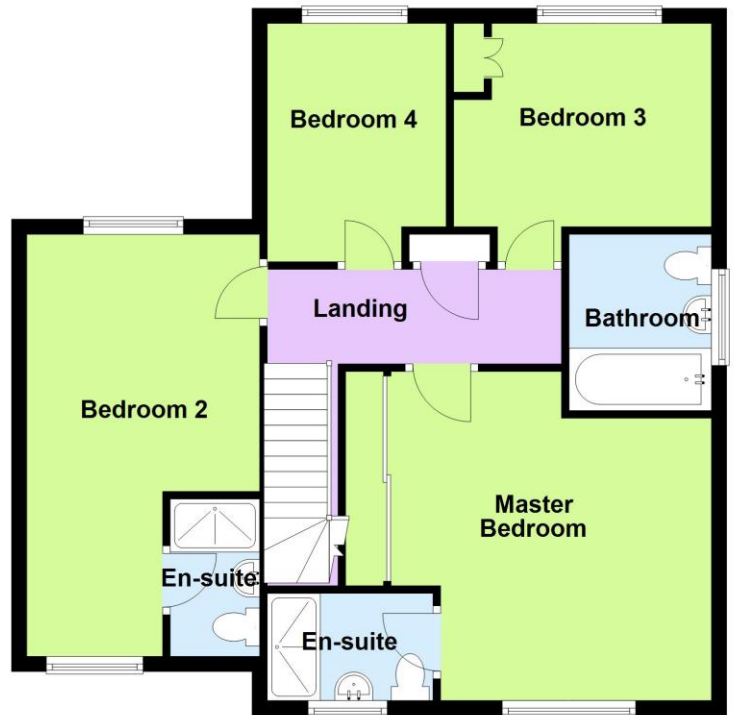
We have reviewed the Land Registry title and understand the tenure to be Freehold. This information is provided in good faith and should be verified by the purchaser's solicitor.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	



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.