



Blowick Moss Lane, Kew, Southport PR8 6UX

An early viewing is highly recommended to fully appreciate this beautifully presented and well proportioned detached house forming part of the sought-after Pavilion Gardens development by David Wilson Homes.

Offering stylish and versatile accommodation arranged over two floors, the property combines modern design with comfortable family living. Gas centrally heated and double glazed throughout, the property 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 has two double bedrooms, one with en-suite shower room, a third single bedroom currently arranged as a dressing room and a family bathroom.

Outside, a tarmac driveway provides off road parking to the front, whilst the rear garden has been landscaped to provide, paved patio and shaped lawn.

The property stands on Blowick Moss Lane and is well placed for accessing the local shops and highly regarded school at Kew with Southport town centre readily accessible.



Price: £270,000 Subject to Contract

Ground Floor:

Hall

WC

Living Room - 4.9m x 3.61m (16'1" x 11'10" max)

Kitchen/Dining Room - 4.55m x 3.18m (14'11" x 10'5")

Store

First Floor:

Landing

Bedroom 1 - 3.56m x 2.49m (11'8" x 8'2")

Bedroom 2 - 3.07m x 2.49m (10'1" x 8'2")

Bedroom 3 - 2.64m x 1.96m (8'8" x 6'5")

Bathroom - 1.96m x 1.7m (6'5" x 5'7")

Outside:

A tarmac driveway provides off road parking to the front, whilst the rear garden has been landscaped to provide, paved patio and shaped lawn.

Council Tax:

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

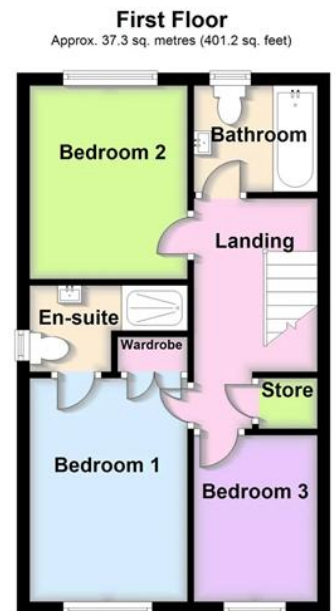
Tenure:

TBC

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			96
(81-91) B		83	
(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	

Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.