



Cheltenham Way, Kew, Southport PR8 5NP

Offered for sale with no onward chain, this well presented, semi detached house has recently undergone a comprehensive programme of modernisation and an early viewing is highly recommended.

Redecorated throughout, the gas centrally heated and double glazed accommodation is arranged over two floors and briefly comprises: Hall, Living Room, Dining Room and 2026 fitted Kitchen (with integrated appliances including fridge/freezer, dishwasher, oven and hob) and Conservatory (replacement roof in 2026) to the ground floor with three Bedrooms and 2026 installed Shower Room to the first floor. Outside, there are gardens to front and rear, the front incorporating driveway providing off road parking. The rear garden is arranged with paved patio and shaped lawn.

The house stands on Cheltenham Way, well placed for the shops and amenities of Kew, with public transport facilities to the town centre nearby on Town Lane. Ground Floor:



Price: £210,000 Subject to Contract

Ground Floor:

Hall

Living Room - 4.11m x 3.76m overall (13'6" x 12'4")

Dining Room - 3.15m x 2.18m (10'4" x 7'2")

Kitchen - 3.15m x 2.18m (10'4" x 7'2")

Conservatory - 4.27m x 2.24m (14'0" x 7'4")

First Floor:

Landing

Bedroom 1 - 3.91m x 2.54m plus recess (12'10" x 8'4")

Bedroom 2 - 2.77m x 2.69m (9'1" x 8'10")

Bedroom 3 - 2.92m x 2.06m (9'7" x 6'9")

Bathroom - 1.91m x 1.8m (6'3" x 5'11")

Outside:

There are gardens to front and rear, the front incorporating driveway providing off road parking. The rear garden is arranged with paved patio and shaped lawn.

Council Tax:

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

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. 44.5 sq. metres (478.8 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(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.