



**2 Lake View,
Kew, Southport, PR8 5BF
£185,000
Subject to Contract**

Ideal First Property. A Centrally Heated and Double Glazed, Three Bedroom House.
Development of Just Seven Properties.

Open Day Saturday 18 April 10.00 - 2.00. No Appointment Necessary.

Free Mortgage Advice Available on The Day.

An exceptional opportunity with this three-bedroom home, set within a development of just seven properties on a private road. Perfectly positioned for convenience, this double-glazed and centrally heated residence is an ideal first property, offered with no onward chain.

Entrance hall, spacious lounge, dining room with direct access to the rear garden, perfect for indoor-outdoor living, kitchen features a range of base and wall units, ample working surfaces, and integrated appliances. On the first floor, a landing with useful built-in cupboards leads to three bedrooms and a family bathroom. Outside, the property stands in gardens to both the front and rear, offering private outdoor spaces. The location in Kew, Southport, places you close to Southport Hospital and offers easy access to local amenities and transport links. This is a property not to be missed!

Entrance Hall-UPVC outer door and side window stairs to the first floor.

Lounge - 4.95m x 3.23m (16'3" x 10'7") UPVC double glazed window, opening to...

Dining Room - 2.39m x 2.59m (7'10" x 8'6") UPVC double glazed window and door to the rear garden. Opening to...

Kitchen - 2.54m x 2.29m (8'4" x 7'6") UPVC double glazed window with single drainer stainless steel sink unit below, a range of base units with cupboards and drawers, wall cupboards, working surfaces, four ring electric hob with oven below and cooker hood above. 'Main' gas central heating boiler, plumbing for washing machine.

First Floor Landing

Bedroom 1 - 3.86m x 3.35m (12'8" x 11'0") UPVC double glazed window, built in double door wardrobe.

Bedroom 2 - 2.77m x 3.28m (9'1" x 10'9") UPVC double glazed window, built in double door wardrobe.

Bedroom 3 - 2.54m x 1.91m (8'4" x 6'3") excluding door recess.UPVC double glazed window.

Bathroom - 1.7m x 1.91m (5'7" x 6'3") Pedestal wash hand basin, low level WC, panelled bath with shower screen and mixer tap and shower attachment. UPVC double glazed window.

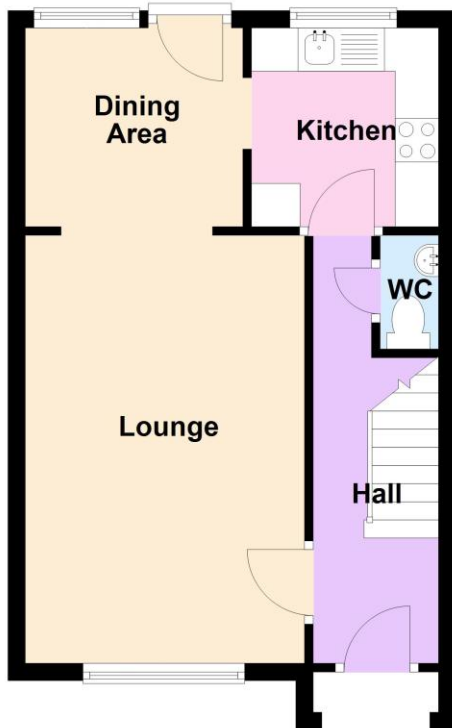
Outside- Gardens and Parking, right of way to the rear garden.

Tenure- Will be Freehold.

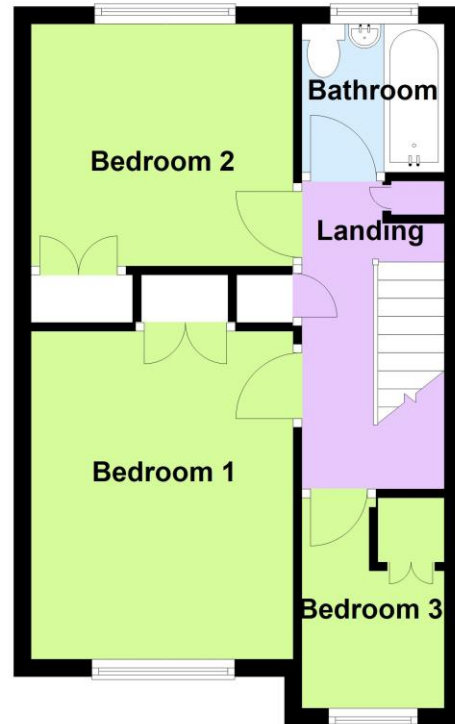
Note- It is a private Road, and it is proposed to create a Owners Management Company to supervise the maintenance and communal repairs.

Council Tax- Sefton MBC Band C

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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.