



157 Blowick Moss Lane, Kew, Southport. PR8 5QB
£300,000

Subject to Contract

An early inspection is recommended to appreciate the accommodation which extends over 3 floors of this 3 story town house. Property is at the end of a terrace of just 4 newly built homes and provide centrally heated and double glazed accommodation which is tastefully decorated and well appointed throughout. This accommodation briefly includes entrance hall with cloakroom, fitted breakfast kitchen, curtesy door to an integral single garage, on the first floor there is a lounge with dining area and double doors to a Juliet balcony, the second bedroom and bathroom and WC, and on the third floor there is a master bedroom with doors to balcony, ensuite shower room and 3 further bedrooms. Established gardens adjoin the property to the front and rear, off road car parking to the front for 2 vehicles an integral garage and the rear garden has a patio, lawn and borders.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Woodgrain, LVT flooring, composite outer door with double glazed and leaded insert. Stairs to the first and second floors with useful storage cupboard below. Courtesy door to garage.

Cloakroom - 1.7m x 2.01m (5'7" x 6'7")

Low level WC, pedestal wash hand basin, 'Ideal Logic' gas central heating boiler, woodgrain LVT flooring, extractor, Upvc double glazed window.

Dining Kitchen - 4.72m x 3.07m (15'6" x 10'1")

Single drainer stainless steel sink unit with mixer tap, a range of base units with cupboards and drawers, wall cupboards, working surfaces, mid way wall tiling. A range of integrated appliances including a four ring gas hob with cooker hood above, split level double oven, integrated fridge, freezer, washing machine and dishwasher. Double glazed double doors leading to the rear garden.

First Floor Landing

Airing cupboard with hot water cylinder.

L Shaped Lounge - 5.11m x 2.95m (16'9" x 9'8")

Upvc double glazed window, double glazed double doors and side windows to a 'Juliet' balcony.

Bedroom 2 - 4.44m x 2.97m (14'7" x 9'9" overall measurements and including recess)

Upvc double glazed window.

Bathroom - 2.67m x 2.11m (8'9" x 6'11")

White suite including, deep panelled bath with mixer tap, pedestal wash hand basin with low level WC, tiled walls, towel rail/ radiator, extractor. Upvc double glazed window.

Second Floor

Bedroom 1 - 3.48m x 2.97m (11'5" extending to 13'8" overall x 9'9")

Double glazed double doors leading to a balcony overlooking the front garden.

Ensuite Shower Room - 1.42m x 1.65m (4'8" x 5'5" excluding shower recess)

Pedestal wash hand basin, low level WC, step in shower with thermostatic shower. Tiled walls, towel rail/ radiator, extractor, electric shaver point.

Bedroom 3 - 3.35m x 2.97m (11'0" x 9'9")

Two double glazed velux windows.

Bedroom 4 - 2.74m x 2.13m (9'0" x 7'0")

Double glazed velux window.

Bedroom 5/ Study - 2.51m x 2.11m (8'3" x 6'11")

Double glazed velux window.

Outside

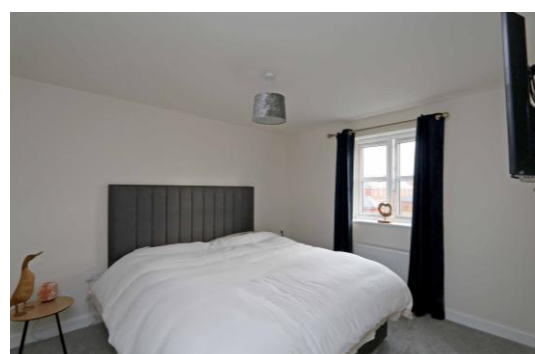
Integral garage measures 17'5" x 9'10" with up and over door. Parking to the front for 2 vehicles, enclosed rear garden having Indian stone patio, borders and enclosed with fencing.

Council Tax

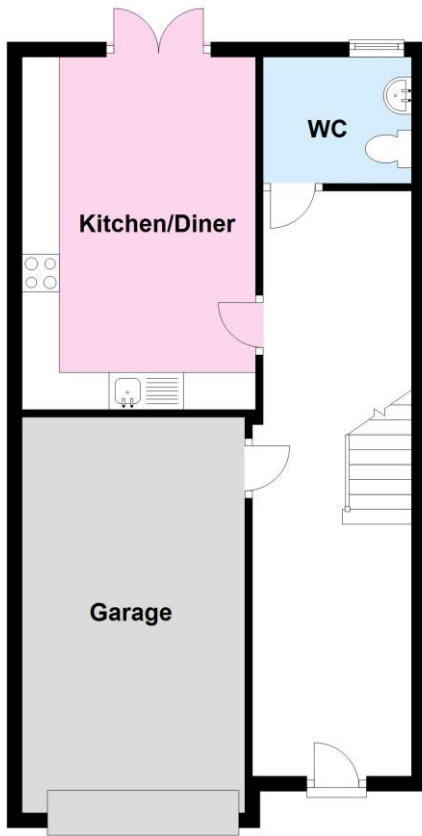
Sefton MBC band D.

Tenure

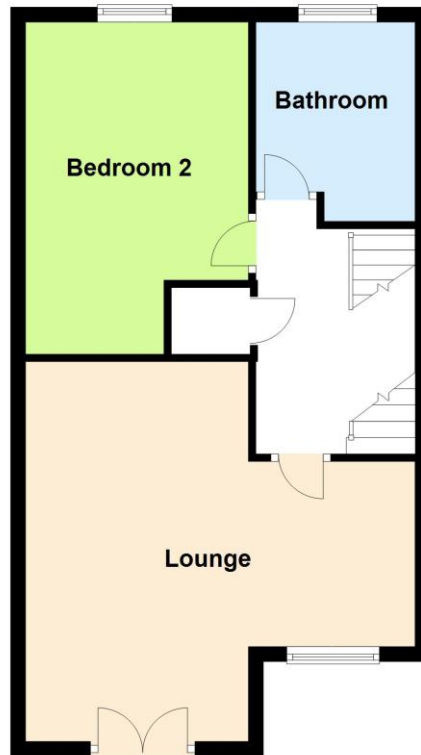
Freehold



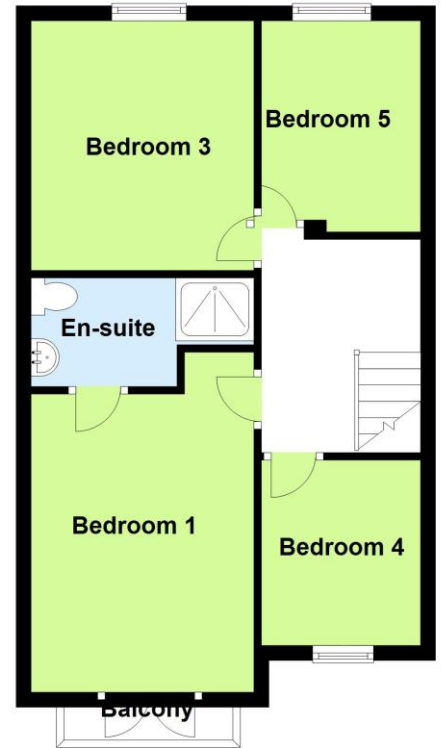
Ground Floor



First Floor



Second Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



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.