



Redhill Drive, Kew, Southport PR8 6XS

-  **Mid Terraced House**
-  **Two Bedrooms**
-  **Modern Fitted Kitchen**
-  **Private Patio Garden To Rear**
-  **Allocated Parking Space**
-  **Cul De Sac Position**

**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this particularly well presented modern mid terraced house located in a cul de sac on the Kew estate.

The property is installed with gas central heating and upvc double glazing briefly comprising Entrance Vestibule, Front Living Room and Rear Dining Kitchen on the ground floor with two double Bedrooms and modern Bathroom to the first. The rear garden has timber decking leading to paved patio, whilst the frontage is laid to lawn with shrub borders. A parking space is located in the car park at the head of the cul de sac, adjacent to the property.

Redhill Drive forms part of a popular and established residential area and is located off Folkestone Road with local primary and secondary schools readily accessible. King George V 6th Form College is nearby, as is the Hospital on Town Lane.

**Price: £122,500** Subject to Contract

Viewing: Strictly by arrangement with the Agents (01704) 500 008



**GROUND FLOOR:**

**ENTRANCE VESTIBULE** Upvc double glazed entrance door to front, door to Living Room.

**LIVING ROOM** 15' 7" x 10' 11" (4.75m x 3.33m) Upvc double glazed window to front, electric fire set in marble style surround, picture rail, wall mounted mirror, open tread staircase to first floor landing, door to Kitchen/Dining Room.



**KITCHEN/DINING ROOM** 10' 11" x 9' (3.33m x 2.74m) Fitted with a matching range of modern base and eye level cupboards with round edged worktops, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in electric oven, built-in four ring gas hob with extractor hood over, two upvc double glazed windows to rear, wall mounted concealed gas combination boiler serving heating system and domestic hot water, upvc double glazed door to garden.

**FIRST FLOOR:**

**LANDING** Doors to both bedrooms and bathroom.

**BEDROOM 1** 10' 11" x 9' (3.33m x 2.74m) Upvc double glazed window to rear.

**BEDROOM 2** 10' 11" x 7' 3" (3.33m x 2.21m) Upvc double glazed window to front.

**BATHROOM** 7' 9" x 4' 8" (2.36m x 1.42m) Fitted with three piece modern white suite comprising deep panelled bath with separate shower hand shower attachment over and glass screen, wash hand basin in vanity unit and close coupled wc, heated towel rail, extractor fan, built in storage cupboard.



**OUTSIDE:** The rear garden has timber decking leading to paved patio, whilst the frontage is laid to lawn with shrub borders. A parking space is located in the car park at the head of the cul de sac, adjacent to the property.

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. Details prepared 07/02/2018

**Council Tax Banding:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

**Tenure:** Yet to be formally verified.

**Please Note:** 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. 25.2 sq. metres (271.1 sq. feet)



**First Floor**

Approx. 25.2 sq. metres (270.9 sq. feet)

