



★ NO CHAIN ★

Kempton Park Fold, Kew, Southport PR8 5PL

- 🏠 Modern Detached House
- 🏠 Two Reception Rooms
- 🏠 Conservatory

- 🏠 Utility Room, Cloaks/wc
- 🏠 Three Bedrooms
- 🏠 En Suite Shower Room

AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this modern double fronted detached family house which is located in a cul de sac forming part of a popular residential area.

The property offers well planned, pleasantly proportioned and tastefully presented accommodation and, in the opinion of the Agents, will be of interest to buyers seeking an impressive yet easily managed home. The property is installed with gas central heating and upvc double glazing, briefly comprising Enclosed Porch, Hall, Front Lounge, Rear Dining Room, separate front Sitting Room (or a 4th Bedroom) which is presently used as a Study, Kitchen, Utility Room and Fitted Cloakroom/wc to the ground floor with three Bedrooms (the principal with built in wardrobes and En Suite Shower Room) and Bathroom to the first floor. There are garden areas to the front and rear of the property, the front providing off road parking, the enclosed rear garden planned for ease of maintenance.

Kempton Park Fold is located off Folkestone Road and there are local shops at Ovington Drive. There are public transport facilities to the town centre and local primary and secondary schools, together with King George V Sixth Form College, within the vicinity.

Price: £225,000 Subject to Contract

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



GROUND FLOOR: ENCLOSED PORCH upvc double glazed windows with "leaded" relief, upvc double glazed entrance door, cloaks storage cupboard, tiled floor.

HALL laminate flooring.

FRONT LOUNGE 12' 10" x 11' 5" (3.91m x 3.48m) upvc double glazed window with "leaded" relief, coved ceiling, point for a wall light, feature fireplace with living flame coal effect gas fire, laminate flooring.

REAR DINING ROOM 11' 4" x 9' 5" (3.45m x 2.87m) plus recess, laminate flooring, coved ceiling, upvc double glazed French doors to:-

CONSERVATORY 12' 4" x 8' 11" (3.76m x 2.72m) upvc double glazed windows to three sides incorporating double French doors to the rear garden.

SITTING ROOM/STUDY 17' 5" x 8' 9" (5.31m x 2.67m) overall, laminate flooring, cupboard housing gas central heating boiler, upvc double glazed window to the front with "leaded" relief. Prospective purchasers will be interested to note this room was formerly the Garage and could be converted back if required.

KITCHEN 10' 3" x 9' 5" (3.12m x 2.87m) with a range of fitments comprising base units of cupboards and drawers, wall units to accord, tiled working surfaces, inset stainless steel sink unit with mixer tap positioned beneath upvc double glazed window overlooking the rear garden, corner shelving unit, cooker hood, part tiled walls, laminate flooring.

UTILITY ROOM 9' 5" x 4' (2.87m x 1.22m) plumbing for a washing machine, storage cupboard, space for a fridge/freezer, upvc door leading to the rear garden.

FITTED CLOAKROOM/WC refitted 2013 with a modern low level wc and vanity unit with wash hand basin, upvc double glazed window.



FIRST FLOOR: LANDING airing cupboard housing hot water cylinder, access to roof void.



FRONT BEDROOM 1 11' 3" x 10' 9" (3.43m x 3.28m) upvc double glazed window with "leaded" relief, two built in wardrobes both with double doors.

EN SUITE SHOWER ROOM 6' 1" x 5' 5" (1.85m x 1.65m) white suite comprising low level wc, pedestal wash basin, shower cubicle, heated towel rail, upvc double glazed window with leaded relief, airing cupboard, tiled walls.

REAR BEDROOM 2 11' 4" x 9' 8" (3.45m x 2.95m) upvc double glazed window.



REAR BEDROOM 3 9' 6" x 9' 2" (2.9m x 2.79m) upvc double glazed window.



BATHROOM 6' 4" x 6' 4" (1.93m x 1.93m) white suite comprising panelled bath with telephone style mixer tap and shower attachment, pedestal wash basin, low level wc, upvc double glazed window, tiled walls and tiled floor.



OUTSIDE: There are garden areas to the front and rear of the property, the front providing ample off road parking, the rear garden planned with lawns, borders, paved patio and timber garden shed.

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

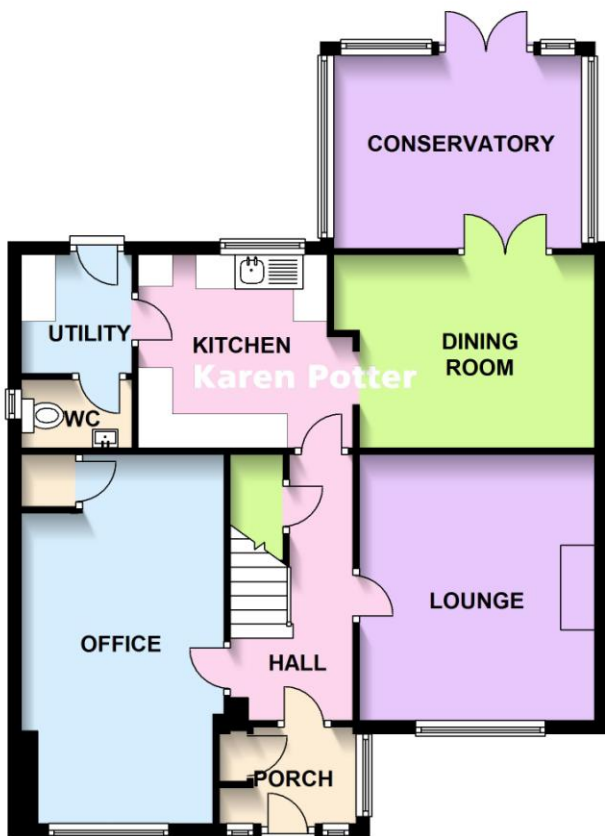
Tenure: Yet to be formally verified.

Please Note: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

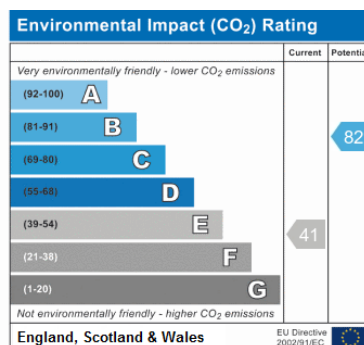
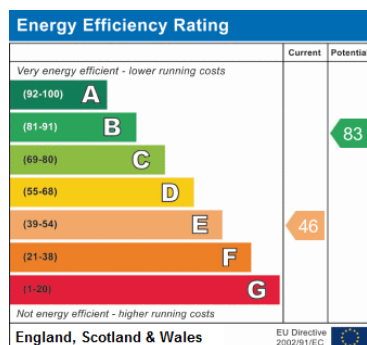
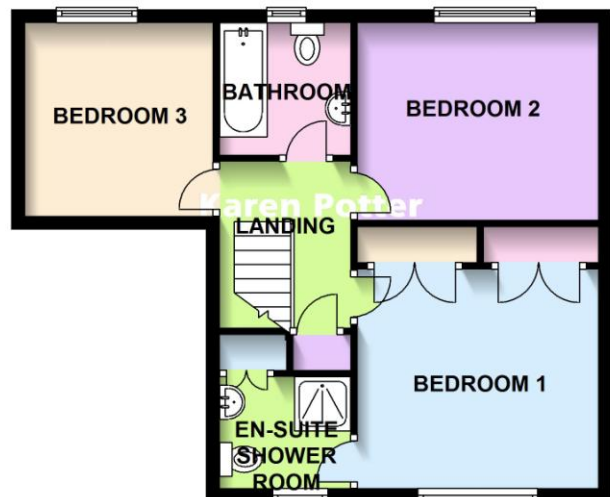
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GROUND FLOOR



FIRST FLOOR



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 02/11/2015