



**9 Bracebridge Drive, Kew, Southport, PR8 6XH
Offers In The Region Of £225,000
Subject to Contract**

This detached true bungalow is situated on a residential cul de sac of bungalows on the popular Kew Meadows development. The centrally heated and double-glazed accommodation briefly includes; an entrance porch, entrance hall, lounge, dining room, kitchen, inner hall leading to three bedrooms and a shower room. There are gardens to the front and rear and a garage. Conveniently located for the nearby facilities at Meols Cop, with further facilities located at the Southport Town Centre.

Entrance Porch

Upvc outer door with double glazed insert and double glazed side windows. Upvc inner door and double glazed side window leading to....

Entrance Hall

Useful cloaks/storage cupboard.

Lounge - 4.83m x 3.2m (15'10" x 10'6")

Upvc double glazed window, living flame gas fire with surround and hearth. Archway to.....

Dining Room/Sitting Room - 5.97m x 2.72m (19'7" x 8'11")

Upvc double glazed and leaded door and side windows.

Kitchen - 3.23m x 2.64m (10'7" x 8'8")

Upvc double glazed window, single drainer stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards, glazed china cupboards, wood grain working surfaces, part wall tiling. Cupboard housing 'Vaillant' central heating boiler. Four ring electric hob with cooker hood above and electric oven below, plumbing for washing machine, integral fridge.

Bedroom 1 - 3.89m x 2.67m (12'9" x 8'9") overall measurements

Recess for bed, bedside drawer units, wardrobes to side, Upvc double glazed window.

Bedroom 2 - 2.84m x 3.2m (9'4" x 10'6")

Upvc double glazed window.

Bedroom 3 - 2.21m x 3.15m (7'3" x 10'4") overall measurements

Recess for bed. over head storage cupboards, wardrobe to side, Upvc double glazed window.

Shower Room - 2.64m x 2.08m (8'8" x 6'10")

Tiled walls and floor, step-in shower enclosure with 'Mira' electric shower, vanity wash hand basin with cupboards below, low level Wc, chrome towel rail/radiator. Airing cupboard with hot water cylinder. Upvc double glazed window.

Outside

There are gardens to the front and rear, the front garden is planned with a pebbled area, a drive provides off road parking and leads to further parking to the side of the property and a garage to the rear. The rear garden has a lawn and borders.

Tenure

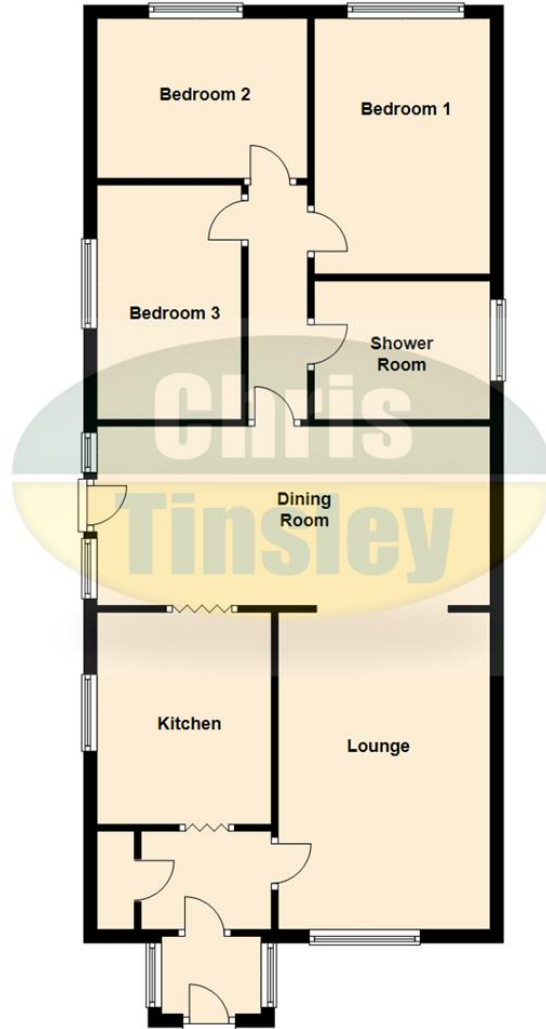
The tenure of the property is Freehold.

Council Tax

Sefton MBC, Council Tax Band D.



Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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