



-  Modern Detached House
-  Four Bedrooms – One | En-Suite
-  Fitted Kitchen/Dining Room
-  Garage & Parking
-  Landscaped Rear Garden
-  Inspection Highly Recommended

Price: £325,000 Subject to Contract

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





Occupying a generous plot on the David Wilson Homes development at Pavilion Gardens, this particularly well presented, detached house must be viewed to be fully appreciated.

Installed with gas central heating and double glazed throughout, the well proportioned accommodation briefly comprises: Hall, Cloakroom/WC, Living Room, fitted Kitchen/Dining Room with integrated appliances and Utility Room to the ground floor. Four Bedrooms (Bedroom 1 with En-suite Shower Room) and a family Bathroom complete the first floor.

Outside, a tarmac driveway provides off road parking and leads to the garage with power & light connected, plus personal door to garden. The landscaped rear garden is arranged with paved patio area, timber deck, raised planters, shaped lawn and well stocked borders. A detached summerhouse also has power connected.

Maplebeck drive is accessed via Blowick Moss Lane, well placed for accessing the local shops and highly regarded school at Kew with Southport town centre also readily accessible.



Ground Floor:

Hall

Cloakroom/WC

Living Room - 5.44m into bay x 3.35m (17'10" x 11'0")

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

Utility Room - 1.63m x 1.52m (5'4" x 5'0")

First Floor:

Landing

Bedroom 1 - 4.06m x 3.23m overall (13'4" x 10'7")

En-Suite - 2.13m x 1.63m (7'0" x 5'4")

Bedroom 2 - 3.33m x 3.23m overall (10'11" x 10'7")

Bedroom 3 - 2.64m plus recess x 2.08m (8'8" x 6'10")

Bedroom 4 - 2.64m plus recess x 2.36m (8'8" x 7'9")

Bathroom - 2.16m x 1.68m (7'1" x 5'6")

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

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

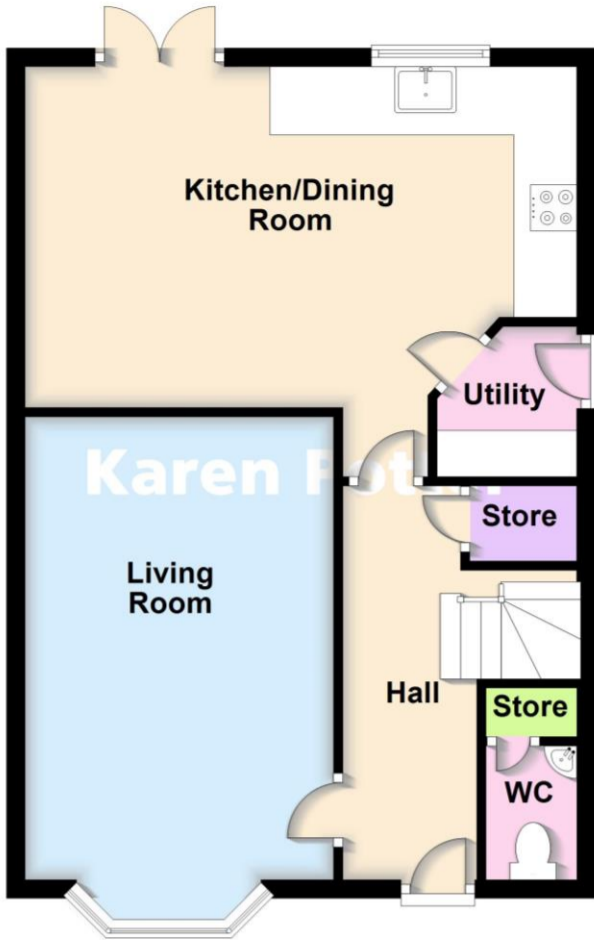
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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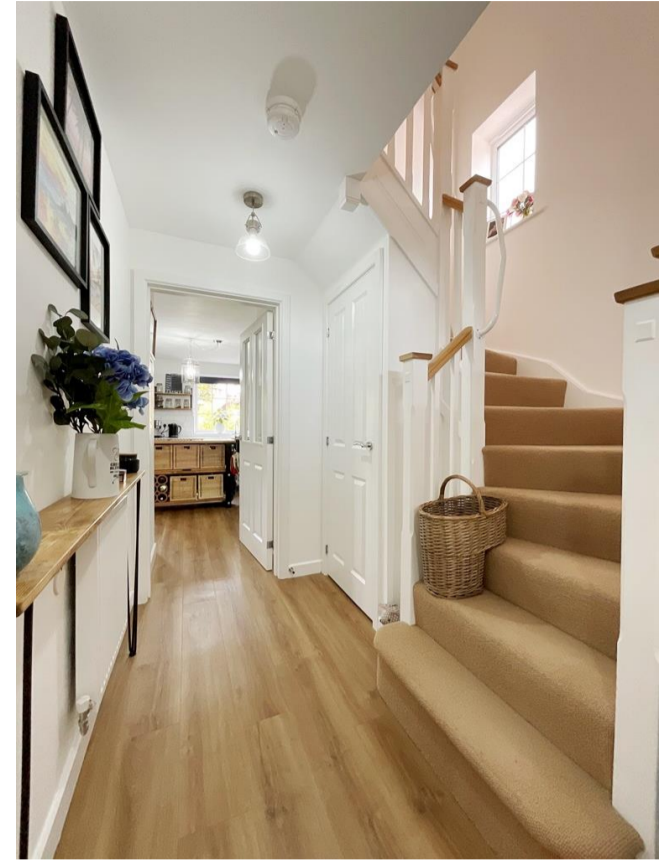
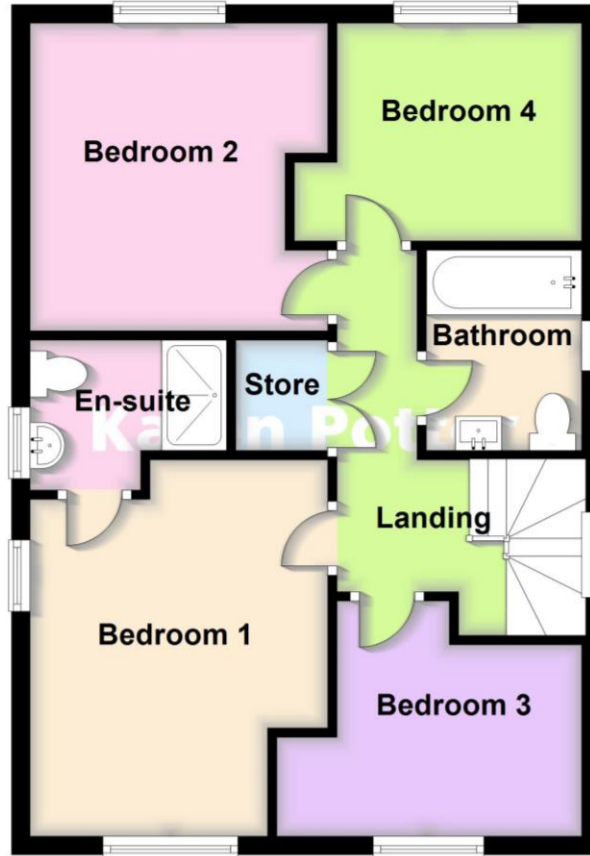
Ground Floor

Approx. 52.9 sq. metres (569.1 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.6 sq. feet)



Total area: approx. 105.5 sq. metres (1135.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	



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. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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