



17 Kings Meadow, Southport, Merseyside PR8 3QD

Offers In Excess Of £185,000

NO CHAIN. Karen Parks @ Berkeley Shaw is pleased to offer for sale this 2 bedroomed semi detached home. The property has gone through a full refurbishment to include windows, boiler, kitchen, bathroom, decor and gardens. Ready to move in immediately. The accommodation comprises: hall, lounge and kitchen/diner to the ground floor with two bedrooms and family bathroom to the first, Outside drive with parking, a garage and gardens to the front and rear the rear being south/west facing.



Ground Floor

Hall

Entered via UPVC double glazed door, meter cupboard, glazed oak door to:

Lounge

13'3" x 12'10" (4.04 x 3.92)

UPVC double glazed window, feature radiator, spindled stairs to first floor, wood effect flooring, glazed oak door to:

Kitchen/Dining Room

12'10" x 9'0" (3.92 x 2.75)

UPVC double glazed French doors to rear garden & UPVC double glazed window, Range of high and low level fitted units, granite work surfaces and splashback, 1 1/2 inset stainless steel sink unit with pull down spray tap, built in double oven, built in microwave, integrated dishwasher, induction hob with extractor fan over, feature radiator, wood effect flooring.

First Floor

Landing

UPVC double glazed window, radiator.

Bedroom 1

10'5" x 9'4" (3.19 x 2.85)

Two UPVC double glazed windows, open wardrobe with hanging rails and shelving, carpeting, radiator,

Bedroom 2

11'10" x 7'1". (3.63 x 2.16.)

UPVC double glazed window, radiator.

Bathroom

6'5" x 5'5" (1.96 x 1.66)

UPVC double glazed window, white suite comprising: P shaped panelled bath with shower over wash basin inset in vanity unit, low level wc, feature heated towel rail, tiled walls, tiled flooring.

Outside

Garage

17'1" x 9'0" (5.22 x 2.75)

Up and over door, electricity and lighting laid on, personal door to garden.

Front Garden

Laid to lawn, drive with parking for numerous vehicles, gate to rear garden.

Rear Garden

South/West facing, 2 patio areas, laid to lawn, borders.

