

Kew House Drive, Southport

£1,200.00PCM



KEY FEATURES:

- Modern Three Bedroom Town House • Fitted Dining Kitchen • Accommodation Over Three Floors • Two Bedrooms With En-Suite • Ground floor Bedroom/Study • Spacious Lounge • Downstairs Shower Room • Gardens & Garage •

Sales

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Rentals

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Property Management

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Ombudsman**

Property Description

Anthony James are delighted to present to the rental market this spacious three-bedroom mid-terraced townhouse, ideally located on the ever-popular Kew House Drive in the Scarisbrick area. Positioned in a peaceful residential setting, the property offers a quiet lifestyle while remaining just a short drive from Southport town centre. The home benefits from gas central heating and UPVC double glazing throughout. Two of the three bedrooms feature en-suite facilities, providing added comfort and convenience. Viewings are highly recommended to fully appreciate the space and layout this property offers.

The accommodation is arranged over three floors. To the front, there is off-street parking for one vehicle. Upon entering the property, the ground floor comprises an entrance hallway, integral garage, shower room, utility room, and a single bedroom. The first floor offers a modern kitchen-diner and a generously sized front-facing lounge. On the second floor, you'll find two well-proportioned double bedrooms, both complete with their own en-suite bathrooms. Please note, the kitchen cabinet doors will be replaced prior to the start of a new tenancy.

This tenancy is managed directly by the Landlady.

Available August 2025

Council Tax Band: D

EPC Rating: C



Rooms

Entrance Vestibule

UPVC entrance door to front, radiator, wood laminate flooring, door to hall.

Hall

Radiator, wooden laminate flooring, carpeted staircase to first floor landing, door to built in storage cupboard.

Shower Room

Fitted with three piece modern white suite comprising tiled shower cubicle with fitted shower over and matching shower base, pedestal wash hand basin, close coupled WC and extractor fan, wall mounted mirror, radiator, wooden laminate flooring.

Utility 8' 11" x 6' 5 (2.72m x 1.96m)

Fitted base units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to rear, radiator, wooden laminate flooring, uPVC double glazed rear do

Study / Bedroom 3 8' 11" x 7' 10 (2.72m x 2.39m)

UPVC double glazed window to rear, radiator, fitted carpet.

Landing

Radiator, fitted carpet, carpeted stairs to second floor landing.

Living Room 18' 8" x 14' 8 (5.68m x 4.46m)

Two uPVC double glazed windows to front, two radiators, fitted carpet.



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Kitchen / Dining Room 14' 8" x 8' 11 (4.46m x 2.72m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, space for fridge and freezer, built-in electric oven, built-in four ring gas hob with extractor hood

Bedroom 1 14' 8" x 13' 4 (4.46m x 4.06m)

Two uPVC double glazed windows to front, built-in double wardrobe(s), two radiators, fitted carpet.

En-Suite Bathroom

Fitted with three piece modern white comprising deep panelled bath, pedestal wash hand basin and close coupled WC, extractor fan, wall mounted mirror, radiator, fitted carpet.

Bedroom 2 14' 8" x 12' 0 (4.46m x 3.65m)

Two uPVC double glazed windows to rear, radiator, fitted carpet

En-Suite Shower Room

Fitted with three piece modern white suite comprising pedestal wash hand basin, shower cubicle with fitted shower over and matching shower base and close coupled WC, tiled surround, extractor fan, wall mounted mirror, shaver point, radiator, fitted carpet



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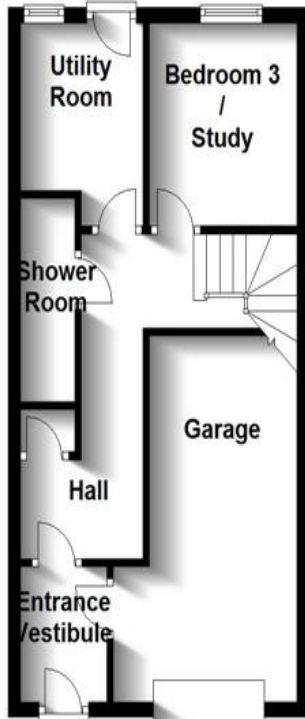
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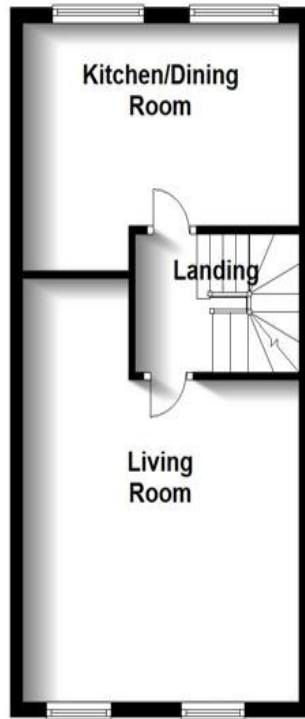
Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



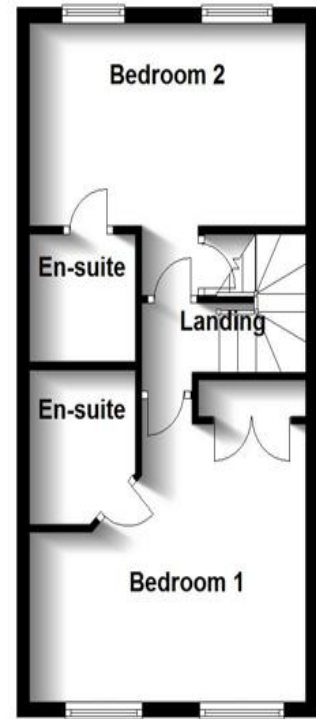
First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Second Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 121.6 sq. metres (1308.5 sq. feet)

Additional Information

EPC: C

Council Tax Band: D

Tenure:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at www.ajestateagents.co.uk and navigate to Services > Lettings > Tenant Fees.**

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