



## Asking Price £225,000

Situated in a popular residential area of Southway, this superbly presented **\*\*end of terrace family home\*\*** is an ideal find for buyers seeking modern style, space, and a garden to enjoy. Tastefully finished throughout, the property boasts a standout **\*\*contemporary kitchen/diner\*\***, a stylish lounge, and a landscaped **\*\*south-facing rear garden\*\*** perfect for entertaining. Many properties in this area have been converted into three bedrooms as the master bedroom is large and offers a great opportunity to do this.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious lounge with a feature fireplace. At the rear, the impressive kitchen/diner is fitted with sleek gloss cabinetry, integrated appliances, and a charming dining area with large patio doors opening directly onto the deck — a perfect flow for indoor-outdoor living. Upstairs, you'll find two excellent double bedrooms, both generously sized and the principal bedroom spanning the full width of the house. A modern shower room completes the first floor with quality fittings and a stylish finish. Externally, the rear garden has been thoughtfully landscaped with raised decking, level lawn, and attractive borders — creating a private and sociable space. To the front, there's **\*\*private driveway parking\*\***. The home benefits from **\*\*gas central heating\*\*** and **\*\*uPVC double glazing\*\*** throughout. With its high standard of presentation and family-friendly layout, this home offers excellent value and is ready to move straight into. Early viewing is strongly recommended.



## Southway Drive, Southway, PL6 6QN

### \*\*Entrance Hall\*\*

Entered via a uPVC double glazed front door, the entrance hall is laid with stylish patterned tile flooring, offering access to the main living spaces and staircase to the first floor. A wall-mounted radiator provides warmth, and there`s a ceiling-mounted light fitting overhead.

### \*\*Lounge\*\*

A generously sized reception room with a large front-facing uPVC double glazed window drawing in natural light. The space is well-proportioned and stylishly decorated, featuring a distinctive chimney breast with feature wallpaper. Wall mounted radiator.

### \*\*Kitchen/Diner\*\* – \*Approx. 4.85m x 3.18m (15` 11` x 10` 5`)\*

A real standout feature of the home, this contemporary kitchen/diner is fitted with sleek gloss cabinetry and wood-effect worktops, enhanced by modern patterned tile splashbacks. Integrated appliances include a gas hob with extractor over and separate built-in oven. Space and plumbing are provided for an integrated washing machine (available by separate negotiation), and there`s also room for a large American-style fridge freezer (available by separate negotiation). The dining area comfortably fits a table and chairs. A large window and patio doors open out to the garden, flooding the room with light. Modern vertical radiators and designer lighting complete the look.

### \*\*First Floor Landing\*\*

Bright and airy with a side-facing uPVC double glazed window, neutral décor, and striped carpet. Provides access to both bedrooms and the family bathroom.

### \*\*Bedroom One\*\* – \*Approx. 4.85m x 3.12m (15` 11` x 10` 3`)\*

This spacious double bedroom spans the full width of the property and enjoys natural light from two uPVC double glazed windows. Fitted with an extensive range of built-in wardrobes and storage, and finished with soft carpet, feature wall, and a ceiling light. A modern radiator sits under one of the windows.

### \*\*Bedroom Two\*\* – \*Approx. 3.20m x 2.69m (10` 6` x 8` 10`)\*

Another well-proportioned double bedroom, complete with neutral décor, modern radiator, and a rear-facing uPVC double glazed window. There`s also a built-in wardrobe/storage space.

### \*\*Shower Room\*\*

Beautifully finished with a walk-in corner shower featuring rainfall and handheld options, a modern white vanity unit with inset basin and mirrored cabinet above, and a low-level WC. Tiled flooring and wall panelling complete the look, along with a chrome heated towel rail and frosted uPVC double glazed window for ventilation and privacy.

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### \*\*Rear Garden\*\*

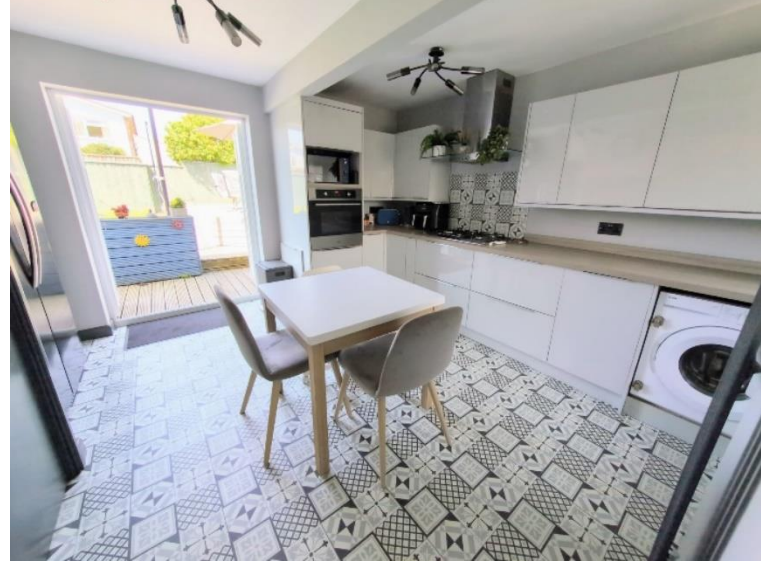
A true highlight of the property, the south-facing rear garden offers a well-balanced mix of lawn and decking. There is an expansive raised deck seating area with space for outdoor dining, complemented by a lower tier deck and planted borders filled with decorative shrubs and lavender. A timber-built outbuilding provides useful storage or workshop potential. The garden is enclosed by fencing for privacy.

### \*\*Front Garden & Parking\*\*

To the front, a driveway provides private off-road parking. The garden is low-maintenance and framed by a neat fence and wall boundary.











Ground Floor

First Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%  
FEE**

**0<sup>WK</sup>  
CONTRACT**

**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

