

**For Sale**

**Rivermeade, Kew, PR8 6PR**



**Offers in Region of £200,000 - Available**

**2 bedroom Semi-Detached**

- ✓ **Two Good Sized Bedrooms**
- ✓ **Bright Spacious Conservatory**
- ✓ **Local Amenities**
- ✓ **Ideal for First Time Buyers**
- ✓ **Sun Catching Rear Garden**
- ✓ **Off Road Parking**
- ✓ **Well Maintained Throughout**
- ✓ **EPC Band Rating - D**



## Description

Bailey Estates is happy to present this stunning and well maintained, Southport home! This light and bright property is offering fabulous surroundings and beautiful views of nearby parks. It is also in a great location for local amenities and well-regarded schools, making it ideal for first-time buyers, young families, or anyone looking to enjoy a calm, comfortable lifestyle.

Inside, the layout is both practical and welcoming. Downstairs flows effortlessly from room to room. With a spacious porch welcoming you in to this lovely home, you then step into a cosy living room with plenty of space to relax and unwind. The kitchen is well laid out and leads into a bright conservatory, which adds an airy, open feel and lets in plenty of natural light.

Upstairs, you'll find two good sized bedrooms, as well as a modern fitted Bathroom. The rear garden is a real bonus! A good sized, well maintained outdoor area with areas for seating which makes it a perfect place for entertaining, or a bit of gardening.

To the front, the property boasts a private driveway with off-road parking for multiple vehicles, offering convenience and an element of security.

This home offers a great balance of comfort, space, and location! Modern where it matters, cosy where it counts, and full of potential for making it your own. Call Bailey Estates Sales team today on 01704 564163!

## Location

Leave Bailey Estates Birkdale office and head south on Liverpool Road, turning left at the traffic lights into Eastbourne Road. Continue along Eastbourne Road, into Cemetery Road, and on to Ash Street. Turn right into Southbank Road. Continue up Southbank Road which then becomes Town Lane. As you go through the bends you will arrive at Rivermeade. This property is on your right.

## Ground Floor

**Porch - 3' 10" x 4' 3" (1.18m x 1.31m)**

**Living Room - 13' 3" x 12' 11" (4.06m x 3.95m)**

**Kitchen - 9' 1" x 12' 10" (2.79m x 3.92m)**

**Conservatory - 9' 8" x 11' 4" (2.96m x 3.47m)**

**Landing - 10' 6" x 5' 5" (3.22m x 1.66m)**

## First Floor

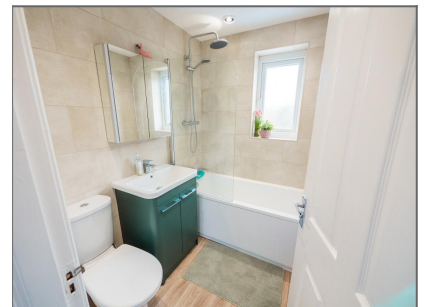




**Bedroom 1 - 8' 6" x 12' 11" (2.61m x 3.94m)**

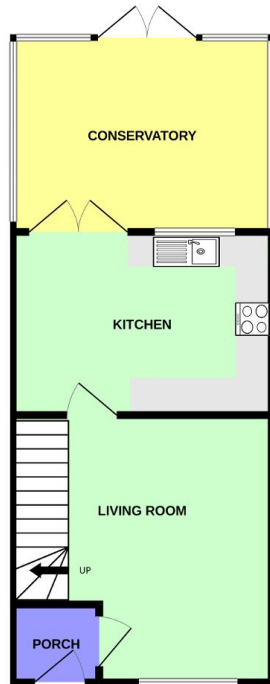
**Bathroom - 6' 5" x 5' 5" (1.96m x 1.66m)**

**Bedroom 2 - 12' 0" x 7' 0" (3.67m x 2.15m)**

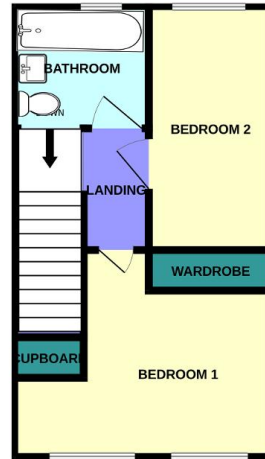


## Floorplans

GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 52025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.