



Ross Avenue, Wirral, CH46 2SB

In need of modernisation | Three bedroom semi detached property | Open plan living and dining room | Gardens front and rear

Gas central heating | Double glazing | EPC rating D |

Offers Over: £70,000

HUNTERS®
HERE TO GET *you* THERE

Ross Avenue

Wirral, , CH46 2SB

Looking to put your own stamp on something? This well planned three bedroom semi detached property is in need of a little tlc but offers the first time buyer, or investor, an excellent opportunity to take on a light refurbishment and add value in the process. The accommodation briefly comprises of a hallway, a large open plan living and dining room and kitchen to the ground floor, upstairs are three bedrooms and the shower room. With the benefit of gas central heating, double glazing and gardens front and rear this property has much to offer. The fact that the property faces a pleasant cul de sac with a large grassed area beyond only adds to the appeal. Sitting midway between Moreton Cross and Wallasey Village there are excellent services and amenities on hand including good transport links and respected schooling at both primary and senior level. Viewing is highly recommended, EPC rating D.



Tel:0151 678 6636

Email: moreton@hunters.com



VIEWING ARRANGEMENTS By appointment with Hunters:
248 Hoylake Road, Wirral, CH46 6AD

OPENING HOURS
Monday 9.00 – 5.30
Tuesday 9.00 – 5.30
Wednesday 9.00 – 5.30
Thursday 9.00 – 5.30
Friday 9.00 – 5.30

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Score	Current	Potential	Score	Current	Potential
92-100	A		20-23	A	
81-91	B		19-20	B	
69-80	C		18-19	C	
55-68	D		17-18	D	
44-54	E		16-17	E	
35-43	F		15-16	F	
2-34	G		14-15	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

