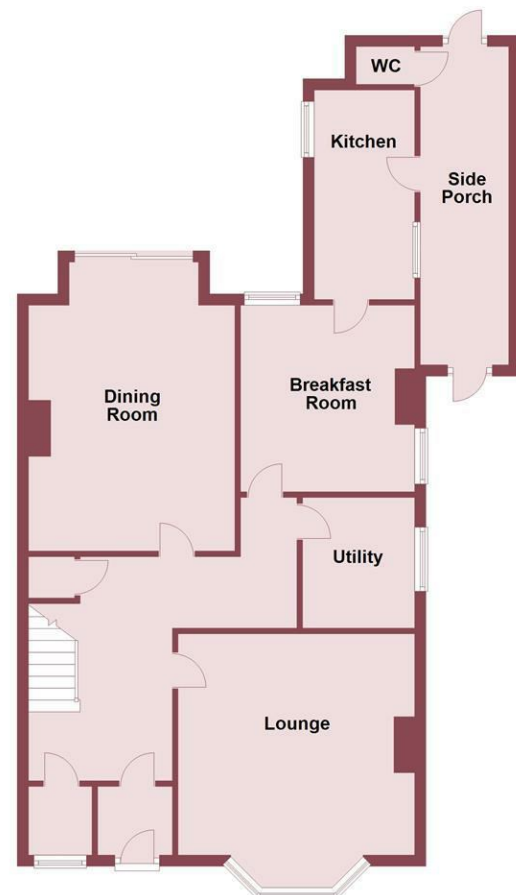




Ground Floor



First Floor



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

Ashburton Avenue, Claughton, CH43 8TJ

Offers Over £300,000

4 Bedroom 3 Reception 1 Bathroom

Four Bed Semi Detached - Create Your Dream Home - Great Location - No Chain

Hewitt Adams is thrilled to bring to market Delannedd, a wonderful semi detached property in the SOUGHT AFTER AREA of Ashburton Avenue, Prenton. This FOUR BED property is situated in a great location, close to the LOCAL AMENITIES of Claughton village and offering excellent schooling options, including the prestigious Birkenhead School.

This property is ready for a new owner to move straight in whilst presenting a FANTASTIC OPPORTUNITY to create their dream home!

In brief the property affords: porch, hallway with cloaks cupboard, lounge, dining room, utility, breakfast room, kitchen, side porch with separate w.c. Upstairs there are four double bedrooms and a shower room.

To the rear of the property you will find a South West facing sunny garden laid to patio with low maintenance borders.

Call Hewitt Adams to view this NO CHAIN property!

Front Entrance

Into:

Porch

Door to:

Hall

Staircase to first floor, cloaks cupboard, radiator, power point

Lounge

13'10" x 15'0" (4.24 x 4.58)

Double glazed bay window, radiator, power point, electric fire

Dining Room

12'1" x 17'5" (3.70 x 5.32)

Gas fire, radiator, power point, sliding doors to rear garden

Utility

6'7" x 7'8" (2.01 x 2.34)

Space and plumbing for washing machine and dryer, tiled floor, double glazed window

Breakfast Room

10'2" x 10'11" (3.12 x 3.34)

Double glazed windows, radiator, power point, electric fire

Kitchen

5'10" x 12'3" (1.80 x 3.75)

Wall and base units, electric oven and hob, inset sink, double glazed windows, door to:

Side Porch

Doors to front and rear, door to W.C

First Floor

Bedroom One

12'7" x 15'0" (3.85 x 4.59)

Double glazed bay window, radiator, power point

Bedroom Two

12'1" x 14'10" (3.70 x 4.53)

Double glazed window, radiator, power point

Bedroom Three

10'7" x 10'11" (3.25 x 3.34)

Double glazed window, radiator, power point

Bedroom Four

10'2" x 10'3" (3.10 x 3.13)

Double glazed window, radiator, power point

Shower Room

7'2" x 7'7" (2.20 x 2.32)

Comprising walk in shower, W.C, wash hand basin, radiator, double glazed window

Externally

A South West facing sunny aspect rear garden laid to paved patio with low maintenance borders

