### Explore the property...

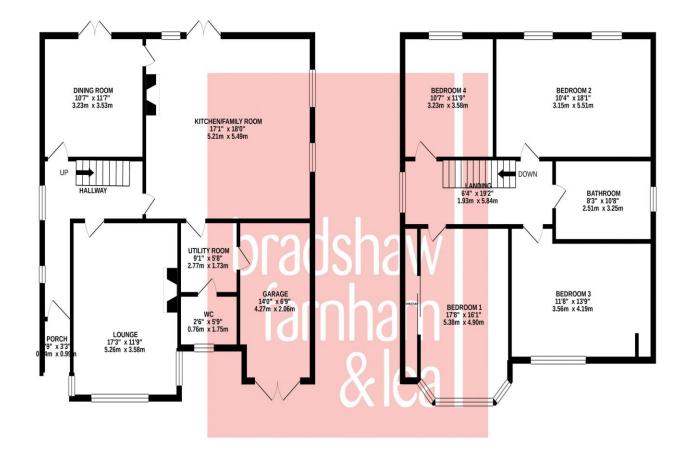
### **EPC & Floor Plans**



**GROUND FLOOR** 



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 rospective 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 Metropix (#2021)

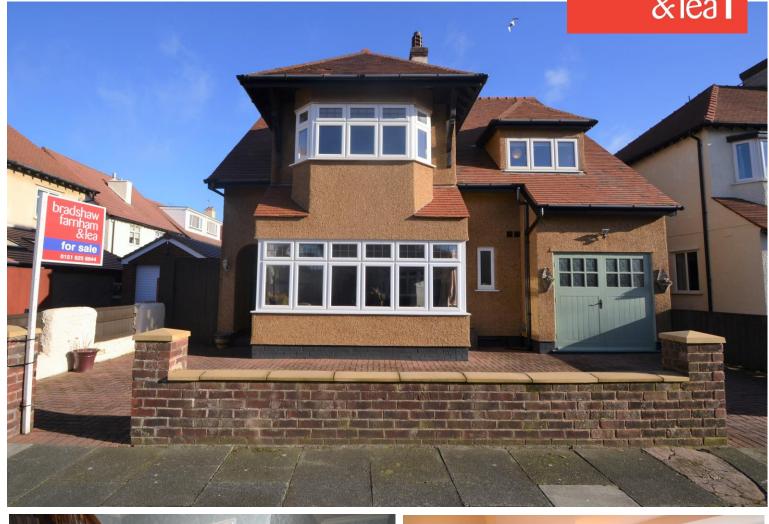
#### Tenure: Freehold

Contact Bradshaw Farnham & Lea - West Kirby Call - 0151 625 8844 Email - westkirby@bflhomes.co.uk Visit - 18 The Crescent West Kirby





**1 Woodland Avenue CH47 5BA** 





- DETACHED FAMILY HOME •
- SPACIOUS KITCHEN AND TWO **RECEPTION ROOMS** DOWNSTAIRS WC

To arrange a • viewing call us on 0151 625 8844

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

The Small Print...

rightmove

### **Offers in Excess of £560,000**

# bradshaw farnham &lea

- FOUR BEDROOMS
- DRIVE AND GARAGE •
- REAR GARDEN

### About the property...

Beautiful traditional four bedroom, detached family home which simply must be viewed within to appreciate not only the well proportioned living accommodation but also how well it has been presented. Enjoying an enviable residential position close to Great Meols primary school, situated within a prime, no through road location just set back from Meols Parade, the property offers hallway, two separate reception rooms, superb dining kitchen, utility room, four bedrooms and family bathroom. To the rear there is a well enclosed sunny lawned garden with more than adequate parking provided with by both the garage and driveway.

### About the location...

Proceed along Meols Parade taking the turning into Roman Road. Turn immediately into the Meols Parade 'cut through' to where Woodland Avenue will be seen the second turning on the left hand side.







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