



## 46 Broxton Avenue, West Kirby

£230,000 Freehold



No Onward Chain • Three Bedroom Semi-Detached Home • Well-Proportioned Rear Garden • Shared Driveway  
• Catchment for Excellent Local Schools • Opportunity to Improve • Two Reception Rooms • Garage

home  
estate agents









### **Three-Bedroom Semi-Detached Home with No Onward Chain – Broxton Avenue, West Kirby**

Situated in a sought-after location on the ever-popular Broxton Avenue, this three-bedroom semi-detached property presents a fantastic opportunity for buyers looking to create their dream home. Offered to the market with **no onward chain**, the home is ideally placed within the catchment area for highly regarded local schools and just a short stroll from the heart of West Kirby.

Although the property would benefit from modernisation, it offers generous proportions and plenty of potential to add your own personal touch throughout.

The ground floor features a spacious entrance hallway, two well-sized reception rooms, and a well-presented kitchen. Upstairs, you'll find three bedrooms and a family bathroom, providing comfortable accommodation for growing families.

Externally, the rear garden is particularly impressive — a large, mainly lawned space perfect for children, pets, or simply enjoying the outdoors. To the front, there is a **shared driveway**, offering convenient off-road parking.

A home with great prospects in an enviable location, this is an excellent opportunity to make it your own.

**To arrange a viewing, please contact Home Estate Agents, West Kirby.**



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