

# Argyll Avenue, Wirral, CH62 8ED



### welcome to

## Argyll Avenue, Wirral

This deceptively spacious three bedroom semi-detached bungalow featuring ample parking and a spacious plot, you wont want to miss. Call us today to book your viewing and avoid disappointment.













#### **Property Description**

Jones and Chapman are delighted to bring this three bedroom semi-detached bungalow located on the ever popular Argyll Avenue. Within walking distance you'll find excellent transport links, food and drink hotspots and local amenities.

Upon entering the property you are greeted from the porch leading to a fitted kitchen with wall, base and drawer units. Next, the spacious lounge features a bay window and feature fire ready for those cosy Autumnal nights and area suitable for dining. Completing the rest of the interior are three sizeable bedrooms, all beaming with light and airy decor. The family shower features walk in shower, wash hand basin, w/c and double-glazed window.

Externally, the property benefits from ample parking to the front and carport to the side. The rear garden boasts a detached garage with electricity and shed with electrics and insulation currently being used as further accommodation.

A must view to truly appreciate the abundance of space on offer. Call us today to book your viewing.

#### **Entrance Porch**

Laminate flooring throughout.

#### Lounge/ Diner

#### 22' 4" x 12' (6.81m x 3.66m)

UPVC double glazed bay window, wall mounted feature fireplace, laminate flooring throughout and double radiator and ample space for dining table.

#### Kitchen

#### 15' 8" x 7' 2" (4.78m x 2.18m)

Fitted kitchen with a range of cream wall, base and drawer units, one and a half drainer sink. Plumbing for washing machine and other appliances, inset spot lights and part tiled walls. Filter tap, double oven and four ring gas hob. Extractor hood, breakfast bar area with circular UPVC double glazed stained glass window to the side.

#### **Bedroom One**

19' 9" x 7' 4" (6.02m x 2.24m) Double glazed doors leading to the rear garden, laminate flooring throughout and double radiator.

#### **Bedroom Two**

10' 4" x 8' 1" (3.15m x 2.46m) UPVC double glazed bay window, single radiator and laminate flooring throughout.

#### **Bedroom Three**

8' 9" x 7' 3" (2.67m x 2.21m) UPVC double glazed window to the side, wash hand basin in vanity unit, carpet flooring throughout and single radiator.

#### Bathroom

Remote controlled shower, low level dual flush WC, wash hand basin and chrome ladder style radiator. Inset spotlights, UPVC double glazed window to the side and fully tiled walls and flooring.

#### Outside

#### Front Garden

Blocked paved, large carport to the side of the property and fenced borders.

#### Rear Garden

Outdoor shed used as an office space which is insulated and has an electric heater. Tarmac side and rear with feature pebble and patio area, fully fenced and outdoor taps also leading to the detached garage.

#### Garage

7' 9" x 18' 2" (2.36m x 5.54m)

Housing electricity and gas supply. Plumbed in for washing machine, tumble dryer, fridge and a number of electric sockets. Loft storage with ladders and fully boarded.

### Wooden Shed

11' 3" x 11' 2" (3.43m x 3.40m)

Insulated wooden shed used as an accommodation/office space with electric points, wifi connected and carpet flooring throughout. UPVC double glazed window to garden and wooden door.





## welcome to Argyll Avenue, Wirral

- Three bedroom semi-detached bungalow in the heart of Eastham
- A great catchment area for Primary Schools and easy access to transport links
- Food and drink hot spots and other amenities in walking distance
- Entrance porch, lounge/diner & separate kitchen
- Three bedrooms, family bathroom, off street parking with its own carport & rear garden

Tenure: Freehold EPC Rating: C



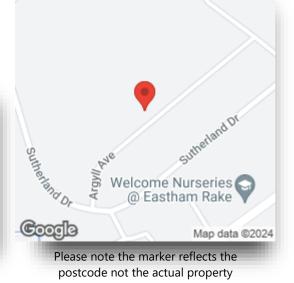
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No lability is taken for any error, omission or misstatement. A part ministection(s). Power do work to classer to omis

## £230,000









### view this property online jonesandchapman.co.uk/Property/BEB110015



Property Ref: BEB110015 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# jones & chapman



Bebington@jonesandchapman.co.uk



4 Church Road, BEBINGTON, WIRRAL, Merseyside, CH63 7PH



#### jonesandchapman.co.uk

0151 644 8666