



Kilburn Avenue, Wirral CH62 8BG

welcome to

Kilburn Avenue, Wirral

A superb opportunity to purchase a spacious three-bedroom detached property offering a well-planned interior, a good sized rear garden, ample off road parking, and a garage. A must view!



Property Description

Jones and Chapman are pleased to bring to the market this well planned three-bedroom detached family home set in a sought-after area close to a wide range of local services and amenities.

The bright and airy interior is in need of a little updating but boasts well-proportioned rooms and a layout that really suits modern living. The dining kitchen sits at the front of the house and a large window ensures the room is filled with natural light. The kitchen has ample storage, a walk in pantry and a UPVC double glazed external door giving access to the drive.

The living room sits at the rear of the property with a marble fireplace and coal effect living flame gas fire. Again, a light room with double opening patio doors leading straight out onto the garden. The first-floor landing gives access to the three well-proportioned bedrooms and family bathroom. The primary bedroom sits at the rear of the property and benefits from fitted bedroom furniture, the second bedroom is to the front and this room has a built-in wardrobe. Both of these rooms benefit from full width windows and as a result, like downstairs, the rooms are nice and light.

The front of the property is block paved for ease of maintenance and to allow for additional parking if so required, the rear boasts a patio immediately to the rear of the house and also at the far end of the garden separated by a well-manicured lawn. All told, a superb opportunity and one that is not to be missed.

Front Garden

Blocked paved driveway leading to the garage and block paving also to the front of the property allowing for additional off road parking as and when required.

Living Room

15' x 15' 2" (4.57m x 4.62m)

UPVC double glazed double opening doors to the

rear, gas central heating radiator and marble feature fireplace with coal effect living flame gas fire and coved ceiling.

Kitchen Diner

10' 6" x 15' 2" (3.20m x 4.62m)

Large UPVC double glazed window to the front aspect, gas central heating radiator and a matching range of wall and base units fitted with complimentary work surfaces. Single bowl sink and drainer with mixer tap over. Electric and gas combination hob with double oven to the side. Integrated fridge, space and plumbing for washing machine. Part tiled walls, walk in pantry and double glazed composite external door giving access to the driveway.

Landing

Stairs leading to the first-floor landing with UPVC double glazed window to the side, walk in airing cupboard housing the gas central heating boiler. Doors leading to all rooms.

Bedroom One

10' x 15' 3" (3.05m x 4.65m)

Primary bedroom with a range of fitted bedroom furniture and large UPVC double glazed window to the rear over-looking the rear garden. Gas central heating radiator.

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

Large UPVC double glazed windows to the front aspect, gas central heating radiator and built in wardrobe.

Bedroom Three

6' 8" x 12' 2" (2.03m x 3.71m)

UPVC double glazed window to the side and gas central heating radiator.

Family Bathroom

8' 1" x 6' 1" (2.46m x 1.85m)

UPVC double glazed window to the front aspect, fully tiled walls and coloured suite comprising panel bath

with shower over, wash hand basin and close coupled WC. Gas central heating radiator.

Outside

Rear Garden

Rear garden mainly laid to lawn with patio areas sitting immediately at the rear of the property and also the far end of the garden. Hard standing for summer house, side access gate and door to the garage.

Garage

Up and Over Door.



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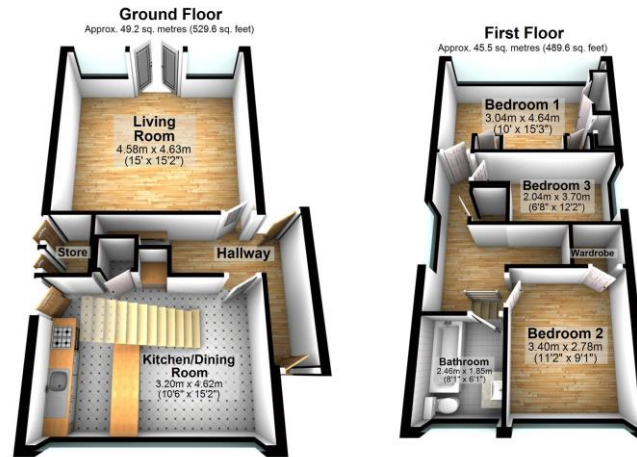
welcome to

Kilburn Avenue, Wirral

- A spacious three bedroom detached property
- Sought after area
- Close to a wide range of local services and amenities
- Freehold
- Council Tax Band: D

Tenure: Freehold EPC Rating: D

£260,000



Total area: approx. 94.7 sq. metres (1019.2 sq. feet)



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEB110397 - 0004

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