









## welcome to

## Leslie Avenue, Wirral

Your opportunity to buy this large semi detached home offering five bedrooms in a sought after location in Greasby. With good quality and presentation throughout, early viewing is needed. Call us today.

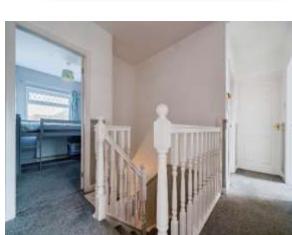












**Property Description** 

Don't underestimate the size of this home in a great location, in walking distance of the local schools and village centre.

On entering the property view the entrance porch, this leads into the entrance hall with understairs storage. The lounge opens to the dining room which in turn leads to the conservatory to the rear.

The kitchen has modern fitted units and appliances and opens to a utility area with ground floor WC. There is integral access to the garage.

Upstairs, the five-bedroom layout flows naturally and all the bedrooms are great sizes, There is also a family bathroom and separate WC.

This excellent home has a large driveway to the front and garage to the side. To the rear there is a lawned garden with covered area to the rear of the property. The property is deceptively large at first view and its is only by viewing inside that you can appreciate the value of this home.

Call us to make your viewing.

Entrance Porch Entrance Hall Lounge

16' Bay x 11' 3" (4.88m Bay x 3.43m)

**Dining Room** 

11' x 10' 4" (3.35m x 3.15m)

Conservatory

10' 4" x 6' ( 3.15m x 1.83m)

Kitchen

11' x 8' 4" (3.35m x 2.54m)

**Utility Room** 

10' 5" x 5' 5" (3.17m x 1.65m)

Ground Floor Wc Landing Bedroom One

11' 7" into Robes x 13' 4" (3.53m into Robes x 4.06m)

**Bedroom Two** 

10' 10" x 10' 3" ( 3.30m x 3.12m )

**Bedroom Three** 

10' 7" x 12' (3.23m x 3.66m)

**Bedroom Four** 

10' 6" x 6' 9" ( 3.20m x 2.06m )

**Bedroom Five** 

9' 3" x 7' 6" ( 2.82m x 2.29m )

**Family Bathroom** 

8' 5" x 6' 9" ( 2.57m x 2.06m )





## welcome to

## Leslie Avenue, Wirral

- Large Semi detached home
- **Five Bedrooms**
- Sought after Road and location
- Two reception rooms and Conservatory
- Modern Kitchen and utility

Tenure: Freehold EPC Rating: D

Council Tax Band: C





First Floor

£375,000

This floor plan is for Rushmöve purposes only. It is not shown to scale. Any measurements, floor amiss (including any total floor ones), openings and orientation are approximate. No establish as passenteed, they cannot be reflectuped for any purpose and they be not form part of any openinest. No labelity is taken to any enter, orientation in measurablement, 4, purpose and they are not form to the reflectual form. The purpose and they are not one interpolating. The overed by wear the bodiegations.









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Property Ref: GRE106085 - 0002 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 quidance 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.







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