



**Davenham Close, Oxton, Prenton, CH43 2LL**



**welcome to**

**Davenham Close, Oxton, Prenton**

Ideal Home Mover and First Time Buyer Opportunity. Featuring three spacious bedrooms, and ample living space, this property is ready for occupation without delay. Call us today to book your viewing and avoid disappointment.



## Property Description

Jones and Chapman are delighted to bring to market this Three Bed Semi-Detached property located on the ever popular cul-de-sac Davenham Close, a short distance from a variety of sought after amenities and social hotspots. You'll be well connected with excellent transport links within distance, schools for all ages and the highly regarded Oxton village within distance too.

Upon entering the property, you step into a porch leading to open plan lounge and diner. Offering ample living space, and neutral décor, this allows opportunities for creativity whilst occupying. Through the dining room, you enter the fitted kitchen, again featuring neutral décor, with wall and base units and rear access to the sizeable garden. To the rear garden, you'll find patio area and grassed area, perfect for those who enjoy outdoor living. The garden features a detached garage, with electrics and offers further space for sizeable families.

Upstairs features three generous bedrooms, one having built in storage. All three rooms are well-lit and fully carpeted. The fully tiled family bathroom with three piece suite completes the first floor.

Being Sold with No Onward Chain, this is a must view to truly appreciate what is on offer. Call us today to book your viewing and avoid disappointment.

### Lounge

16' 6" x 12' 9" (5.03m x 3.89m)

Double glazed window to the front, radiator and electric fireplace.

Open to Dining Room.

### Dining Room

10' 8" x 9' 1" (3.25m x 2.77m)

Double glazed window and sliding doors. Carpet.

### Kitchen

10' 4" x 7' 3" (3.15m x 2.21m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Cooker, washing machine and fridge included. Central heating boiler, tiling, double glazed window and single glazed door giving access to the rear.

### First Floor Landing

#### Bedroom One

12' 7" x 9' 4" max (3.84m x 2.84m max)

Double glazed window to the front, radiator and carpet.

#### Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m)

Double glazed window over-looking the garden, radiator, built-in wardrobe and carpet.

#### Bedroom Three

9' 8" x 6' 5" (2.95m x 1.96m)

Double glazed window to the front, radiator and carpet.

### Bathroom

Three piece bathroom suite and radiator. Tiled walls, laminate flooring and radiator.

### Loft Space

Partly boarded and insulated loft area accessed via loft ladder.

### Outside

With driveway and brick built garage with electrics. Lawn and patio areas.



***view this property online*** [jonesandchapman.co.uk/Property/PTN115126](https://www.jonesandchapman.co.uk/Property/PTN115126)



welcome to

## Davenham Close, Oxton Prenton

- No Onward Chain
- Three Bed Semi-Detached Home
- Highly Sought After Residential Area
- Ideal First Time Buyer and Home Mover Opportunity
- Council Tax Band - B

Tenure: Freehold EPC Rating: C

offers over

**£180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN115126](https://jonesandchapman.co.uk/Property/PTN115126)



Property Ref:  
PTN115126 - 0006

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



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



349 Woodchurch Road, Prenton, PRENTON,  
Merseyside, CH42 8PE



[jonesandchapman.co.uk](https://jonesandchapman.co.uk)