



Cranbourne Avenue, Cloughton, Birkenhead, CH41 0BU

welcome to

Cranbourne Avenue, Claughton, Birkenhead

Ideally placed, this Three Bed End Terrace with a rarity of a driveway is not one to be missed. Call us today to book your viewing and avoid disappointment.



Property Description

Jones and Chapman are delighted to bring to market this Three Bed End Terrace property located on the ever popular Cranbourne Avenue in Claughton. Perfectly situated, this home is within distance of a variety of schools for all ages, amenities which include food and drink hot spots, and excellent transport links that will keep you well connected with the Wirral and over the water to the city of Liverpool.

Upon entering the family home, you are greeted with spacious hallway leading to all ground floor rooms. To the left, you'll find generously sized lounge with bay window and feature fireplace. To the rear of the property, we enter the open plan dining space with peninsula style opening to the kitchen. The kitchen is fully fitted with wall and base units, has plumbing for washing machine and provides access to the rear yard.

Upstairs you'll find three generous bedrooms, one with fitted wardrobes and another with built in storage. All three well-lit and fully carpeted. The family bathroom is fully tiled and contains three piece suite with W/C and wash hand basin. This completes the first floor.

This home is a rarity amongst the flower roads and has plenty of potential for the right family. You don't want to miss this one - a must view to truly appreciate what is on offer. Call us today.

Entrance Hall

Meter cupboard with electric.

Cloakroom

Understairs entrance to cellar with a gas meter.

Lounge

13' 10" plus recess x 12' 8" plus bay (4.22m plus recess x 3.86m plus bay)

With double glazed window, feature fire with mantel, radiator and carpeted.

Dining Room

12' 3" plus recess x 12' 10" (3.73m plus recess x 3.91m)
With double glazed window, laminate flooring and open plan layout.

Kitchen

10' 4" x 6' 8" (3.15m x 2.03m)
Fitted kitchen with cooker hood and wash hand basin. Plus double glazed window and door leading to yard.

Bedroom One

15' 3" Max x 11' 3" Max (4.65m Max x 3.43m Max)
With two double glazed windows, storage cupboard, carpeted and radiator.

Bedroom Two

12' 5" Plus Recess x 12' 1" (3.78m Plus Recess x 3.68m)
With double glazed window, fitted wardrobes; radiator and carpeted.

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)
With double glazed window, radiator and carpeted.

Bathroom

Three piece suite with double glazed window, radiator and tiled plus insulated loft hatch.

Rear Yard



view this property online jonesandchapman.co.uk/Property/PTN115267



welcome to

Cranbourne Avenue, Claughton Birkenhead

- End Terrace Three Bed Family Home
- Highly Sought After Residential Area
- Off Street Parking - a Rarity
- Lounge and Open Plan Kitchen Diner
- Council Tax Band: A

Tenure: Freehold EPC Rating: E

offers over

£165,000



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 details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A.J. must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/PTN115267](https://www.jonesandchapman.co.uk/Property/PTN115267)



Property Ref:
PTN115267 - 0004

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



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



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