



Cranbourne Avenue, Claughton, Birkenhead, CH41 0BU

welcome to

Cranbourne Avenue, Claughton, Birkenhead

Run don't walk, a new house in Claughton Village just dropped, and with its high ceilings, spacious bedrooms, kitchen diner, modern bathroom, and immaculate decor, it is even more than you dared hope for!



Property Description

Ideal for First Time Buyers this beautifully proportioned and stylishly decorated house is one in which to make memories: memories of lively dinner parties in the kitchen diner, ideal for entertaining; of cozy nights in the beautiful bay-fronted lounge; of having guests to stay and proudly showing them their spacious bedroom with its wonderfully high ceilings and impressive windows, or the recently refinished bathroom with its floor-to-ceiling subway tiled walls (a job you'll be ever grateful you did not have to do yourself!). It may also be the house where you paint your first nursery and raise a family, and with two fabulous double bedrooms with plenty of storage space as well as a generous single you will have the room to do so-or, if you do need more, there may be the option of expanding into the loft. Alternatively, you may look outside for a project, where, through the dining room's French doors, you'll find a good-sized paved yard with a brick outbuilding, and with an already immaculate interior - the two-toned rusty peach walls in particular offering the perfect backdrop to any photo shoot - you will be able to focus your energy on creating an outdoor retreat to match the incredible interior. Being in the extremely popular Cloughton Village with its multitude of amenities, great local schools and fabulous transport links, this house is sure to excite a lot of interest, so do not miss your chance to claim it as your own: book a viewing today!

Hallway

Access to first floor via stairs, and all ground floor rooms.

Kitchen/Dining Room

13' 3" x 17' 5" (4.04m x 5.31m)

Open plan kitchen diner.

Kitchen: wall and base units, sink and drainer with double glazed window above. Gas hob and electric

oven with cooker hood, plumbing for washing machine.

Dining Room: Double glazed French doors to rear courtyard, and radiator.

Lounge

15' 3" x 11' 3" (4.65m x 3.43m)

Double glazed bay window to front, feature fireplace with mantel, wood flooring, radiator and recess space for storage/decor.

Bedroom One

13' 2" x 10' 4" (4.01m x 3.15m)

Double glazed bay window, radiator, and carpet.

Bedroom Two

13' 3" x 10' 5" (4.04m x 3.17m)

Double glazed bay window, radiator, and carpet.

Bedroom Three

8' 9" x 6' 3" (2.67m x 1.91m)

Double glazed window, radiator, and carpet.

Bathroom

Three-piece suite with shower over bath, WC, wash hand basin over vanity unit and double-glazed frosted window. Mosaic style floor tiling.



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welcome to

Cranbourne Avenue, Claughton Birkenhead

- Mid Terrace House, Immaculate Throughout
- Council Tax Band - A
- 3 Beautifully Proportioned Bedrooms
- Ideal Kitchen/Diner & Separate Lounge
- Stylish, Recently Refinished Bathroom

Tenure: Freehold EPC Rating: D



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 liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115672 - 0004

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