



**Cranbourne Avenue, Cloughton, Birkenhead, CH41 0BU**

**welcome to**

**Cranbourne Avenue, Claughton, Birkenhead**

**NO CHAIN YOUR GAIN!!**

Run don't walk, a new house in Claughton Village just dropped, and with its high ceilings, spacious bedrooms, and prime location, it is even more than you dared hope for!





## Property Description

Ideal for First Time Buyers, Home movers and investors, this well-proportioned 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. It may also be the house where you paint your first nursery and raise a family, and with two fabulous double bedrooms, a loft room as well as a generous single you will have the room to do so-or. Externally you'll find a good-sized paved yard with a brick outbuilding. 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!

### Entrance Hall

Double-glazed door to the front and radiator.

### Lounge

15' 4" x 11' 6" (4.67m x 3.51m)

Double-glazed bay window to the front, radiator and feature gas fire.

### Dining Room

13' 4" x 10' 7" (4.06m x 3.23m)

Double-glazed window to the rear and radiator. Feature fireplace and wall lights.

### Kitchen

6' 8" x 10' 1" (2.03m x 3.07m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Double-glazed window to the rear and double-glazed door giving access to the rear.

## First Floor Landing

### Bedroom One

15' 5" x 9' 7" (4.70m x 2.92m)

Double-glazed bay window to the front, radiator and built-in storage.

### Bedroom Two

13' 4" x 8' 7" (4.06m x 2.62m)

Double-glazed window to the rear and radiator. Central heating boiler and built-in wardrobes.

### Bedroom Three

9' 1" x 6' 3" (2.77m x 1.91m)

Double-glazed window to the front and radiator.

### Bathroom

Partially tiled bathroom with three-piece suite comprising bath with mixer taps and shower over, vanity wash hand basin and WC. Extractor fan, radiator and double-glazed window to the rear.

## Second Floor

### Loft Room

17' 7" x 18' 9" (5.36m x 5.71m)

With two skylight windows and two radiators.

### En-Suite

Partially tiled shower room comprising shower cubicle, wash hand basin and WC. Radiator and extractor fan.

### Outside

With rear yard and outbuilding.

### Rear Yard

Good sized rear yard.

### Outbuilding

8' 7" x 4' 3" (2.62m x 1.30m)

With single-glazed window to the side.



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welcome to

## Cranbourne Avenue, Claughton Birkenhead

- Three / Four Bedroom Mid Terraced House
- Lounge
- Dining Room
- Kitchen
- Bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: A



**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PTN116324 - 0002

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