



Edrich Avenue, Prenton, CH43 7XY

welcome to

Edrich Avenue, Prenton

Two-bedroom semi-detached house with driveway and mature garden. Spacious lounge, kitchen-diner, two double bedrooms and family bathroom. In need of modernisation — ideal for first-time buyers, investors or developers.



Property Description

A charming two-bedroom semi-detached home located in a quiet residential area of Prenton, offering fantastic potential for first-time buyers, investors, or developers. 3 Edrich Avenue boasts a spacious layout with a good-sized lounge, a kitchen-dining area, and two double bedrooms, complemented by a family bathroom.

Set on a generous plot, the property features a private driveway and a mature rear garden, ideal for relaxing or entertaining. While the home would benefit from some modernisation, it is full of character and offers a solid foundation for renovation or personalisation.

This is a great opportunity to secure a well-proportioned home in a desirable location, with scope to add value and create something truly special.

Entrance Hall

Double-glazed composite door to the front and radiator.

Lounge

13' 4" x 10' 3" (4.06m x 3.12m)

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

Kitchen/ Diner

13' 3" x 9' 2" (4.04m x 2.79m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer tap and work surfaces. Space for free standing cooker with cooker-hood above. Central heating boiler. Radiator, double-glazed window to the rear and double-glazed patio doors giving access to the rear garden.

First Floor Landing

With airing cupboard, heater and access to the loft.

Bedroom One

9' 5" x 13' 4" (2.87m x 4.06m)

Two double-glazed windows to the front, radiator and built-in wardrobes.

Bedroom Two

6' 9" x 11' 2" (2.06m x 3.40m)

Double-glazed window to the rear and built-in wardrobes.

Bathroom

Partially tiled bathroom with three-piece suite comprising bath, pedestal wash hand basin and WC. Radiator and double-glazed window to the rear.

Outside

With off road parking and front and rear gardens.

Front Garden

With driveway, gravel garden with mature plants and shrubs

Rear Garden

Rear garden with lawn and flagged patio area. Mature trees, plants and shrubs to garden borders. Timber garden shed and timber fencing to boundaries.



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Edrich Avenue, Prenton

- Two Double Bedrooms
- Spacious Lounge
- Kitchen-Dining Area
- Private Driveway
- Mature Rear Garden

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

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116371 - 0002

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jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



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



jonesandchapman.co.uk