



**Edrich Avenue, Prenton, CH43 7XY**



**welcome to**

**Edrich Avenue, Prenton**

PUBLIC NOTICE - 3 Edrich Avenue, Prenton, CH43 7XY. We are in receipt of an offer of £152,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.



## 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 - 0003

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