



Hawarden Avenue, WALLASEY CH44 0AN

welcome to

Hawarden Avenue, WALLASEY

A fantastic family home. If you need low maintenance rear garden then look no further. With Artificial grass to the rear this is ideal space for a family to play and entertain. Book now to avoid disappointment.



Property Description

A fantastic family home. The property comprises entrance hall with understairs storage, Kitchen with fitted units and access to the garden. There are two light and bright reception rooms, the rear having French style door to the garden. To the first floor there are three bedrooms and a family bathroom.

Entrance Hall

UPVC double glazed door to front, understairs storage, radiator and laminate flooring.

Dining Room

12' 7" into bay x 11' 5" max (3.84m into bay x 3.48m max)
UPVC double glazed window to front, electric fire, radiator and laminate flooring.

Lounge

11' 8" x 11' 5" max (3.56m x 3.48m max)
Radiator, laminate flooring and UPVC double glazed French style door to rear.

Kitchen

8' 3" x 6' 3" (2.51m x 1.91m)
Comprising sink, electric hob and oven. Plumbing for washing machine. Boiler, part tiled walls and tiled flooring. UPVC double glazed window to side and UPVC double glazed patio door to rear.

Landing

Laminate flooring.

Bedroom One

12' 6" into bay x 11' 5" max (3.81m x 3.48m)
UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

11' 10" x 11' 5" (3.61m x 3.48m)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

6' 3" x 6' 2" (1.91m x 1.88m)
UPVC double glazed window to front, radiator and carpet.

Bathroom

WC, bath with overhead shower and sink. Towel radiator, tiled walls, tiled floor and UPVC double glazed window to side. Loft access.

Outside

Front Garden

Small Courtyard.

Rear Garden

Patio, brick/wood fences and garage with power.

Garage

16' 2" x 9' 1" (4.93m x 2.77m)
Powered. Electric sockets. Fuse board.



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welcome to

Hawarden Avenue, WALLASEY

- Council Tax Band: A
- Semi-detached House, Family House
- Low Maintenance Garden with Artificial Grass
- Three Bedrooms
- Two Receptions rooms

Tenure: Freehold EPC Rating: D

offers over

£175,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/WAL110415](https://www.jonesandchapman.co.uk/Property/WAL110415)



Property Ref:
WAL110415 - 0004

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