



Shavington Avenue, Prenton

£225,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away yet close to amenities, this deceptively spacious semi-detached house is nestled in a sought-after residential area. The property boasts a welcoming lounge, providing a comfortable space for relaxation and entertainment. The fitted kitchen is not only functional but also adds a touch of modernity to the home. One of the highlights of this property is its generous conservatory, offering a bright and airy extension to the living space. This versatile area can be adapted to suit various needs, whether for dining, relaxation, or simply enjoying the surrounding views of the rear garden. In addition to the main living areas, the house features a dedicated home office or dining room, providing flexibility for remote work or formal meals. With three bedrooms, this residence caters to both family living and guest accommodation. The stylish shower room adds a touch of luxury to the practical aspects of daily life. The inclusion of a garage and a driveway ensures ample parking space, addressing convenience and storage needs. Completing the package is a well-maintained rear garden, providing a private outdoor retreat for residents. Whether for gardening, entertaining, or enjoying a quiet moment, the garden adds another layer of appeal to this charming semi-detached home. Overall, this property seamlessly combines functionality with style, offering a comfortable and inviting living space in a popular residential setting. Ideally located the property is within easy reach of local shops, schools and transport links. Council tax band B. Freehold.



Lounge

16'8" (5.08m) x 12'10" (3.91m)

Kitchen

10'6" (3.2m) x 7'4" (2.24m)

Home Office/Fourth Bedroom

8'11" (2.72m) x 8'11" (2.72m)

Conservatory

16'0" (4.88m) x 9'9" (2.97m)

Bedroom One

13'0" (3.96m) x 9'11" (3.02m)

Bedroom Two

10'8" (3.25m) x 9'10" (3m)

Bedroom Three

10'0" (3.05m) Max x 6'5" (1.96m)

Bathroom

6'1" (1.85m) x 6'3" (1.91m)

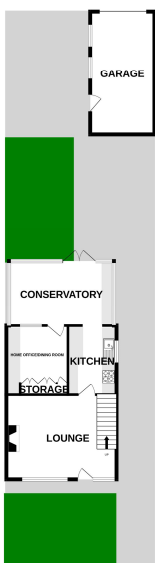






GROUNDFLOOR
720 sq.ft. (66.8 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing information, no responsibility is taken for any errors, omissions, losses and any other items are approximate and no responsibility is taken for any errors, omissions or losses. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or condition.

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