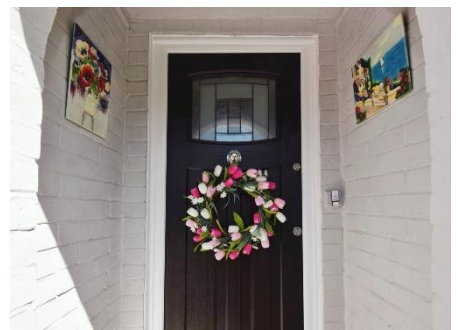




# Glenavon Road, Prenton

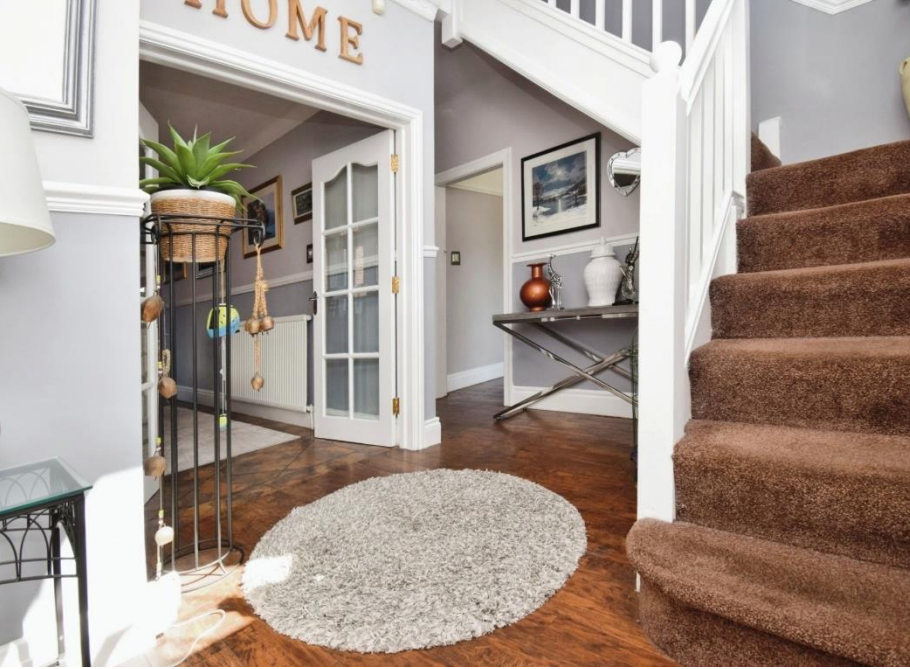
£350,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this stunningly presented and deceptively spacious home, perfect for a growing family or first-time buyers seeking ample space and a home that's ready to move into. This meticulously maintained property is designed for easy living, featuring uPVC double glazing and efficient combi-fired gas central heating throughout. As you step inside, you'll be greeted by a welcoming hallway that leads into a spacious lounge, complete with a stylish hole-in-the-wall fireplace—a perfect spot for relaxing evenings. The sitting room is equally inviting, boasting a charming feature fireplace and double doors that open directly onto the garden, creating a seamless indoor-outdoor flow. The dining room, with its open access to a smartly fitted kitchen, makes entertaining a breeze. Upstairs, you'll find three generously sized double bedrooms, each equipped with fitted wardrobes, offering plenty of storage space. The modern three-piece bathroom completes the upper level, providing a serene retreat for unwinding. Outside, the property continues to impress with a driveway providing off-road parking and leading to a convenient garage. The rear garden is a true highlight, featuring a patio area that's perfect for alfresco dining or simply enjoying the outdoors. Ideally situated, this home is within easy reach of local shops, reputable schools, and convenient bus routes, making it a prime choice for those looking to settle in a well-connected and vibrant community. This home offers the perfect combination of space, style, and convenience—just bring your furniture and start enjoying all it has to offer! Council tax band C. Freehold. Ultrafast broadband.



**Hallway**

11'11" (3.63m) x 8'1" (2.46m)

**Lounge**

13'8" (4.17m) x 11'7" (3.53m)

**Sitting Room**

15'4" (4.67m) x 15'4" (4.67m) Max

**Dining Room**

15'10" (4.83m) x 7'11" (2.41m)

**Kitchen**

12'8" (3.86m) x 7'8" (2.34m)



**Bedroom One**

14'0" (4.27m) Max x 10'10" (3.3m) Into Wardrobe Recess

**Bedroom Two**

12'0" (3.66m) x 13'4" (4.06m) Into Wardrobe Recess

**Bedroom Three**

10'8" (3.25m) x 8'0" (2.44m)

**Bathroom**

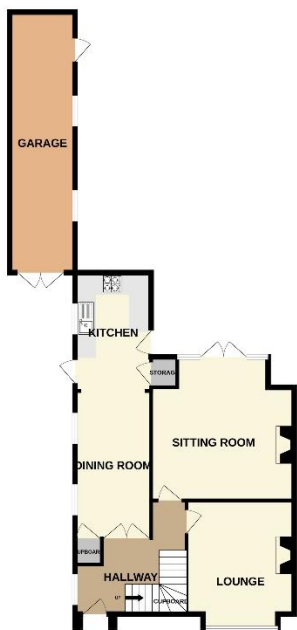
7'11" (2.41m) x 5'8" (1.73m)

**Garage** 27'10" (8.48m) x 7'0" (2.13m)









**Contact Us:**

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.