



Davenham Avenue, Prenton

£240,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a sought-after residential area, this immaculately presented and contemporary semi-detached home is sure to impress. Boasting uPVC double glazing and efficient combi-fired gas central heating, the property offers both comfort and style throughout. Step inside to a welcoming hallway leading to a bright and airy lounge, perfect for relaxing or entertaining. The heart of the home is the smartly fitted kitchen dining room, complete with modern units and double doors that open out to the rear garden — ideal for seamless indoor-outdoor living. Upstairs, you'll find three well-proportioned bedrooms, all benefiting from fitted wardrobes, along with a stylish three-piece bathroom featuring a shower and screen over the bath. Outside, the property continues to deliver with a driveway offering off-road parking to the front, and a private, south-westerly facing rear garden with a patio area and a detached garage — great for storage or additional utility space. Ideally located, this lovely home is within easy reach of local shops, schools, and amenities, while excellent motorway links to Liverpool and Chester are just minutes away, making it perfect for commuters and families alike. Council tax band B. Freehold.



Hallway

13'8" (4.17m) x 6'0" (1.83m)

Lounge

13'0" (3.96m) x 10'5" (3.18m)

Kitchen Dining Room

16'7" (5.05m) x 10'8" (3.25m)



Bedroom One

13'5" (4.09m) x 9'11" (3.02m)

Bedroom Two

10'9" (3.28m) x 9'11" (3.02m)

Bedroom Three

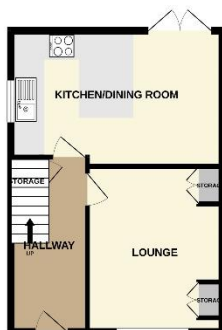
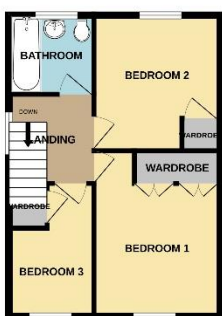
6'11" (2.11m) x 6'5" (1.96m)

Bathroom

6'5" (1.96m) x 6'2" (1.88m)



1ST FLOOR
391 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq ft (84.9 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or its identity can be given.

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