



For Sale

£199,950

- Semi-Detached Property
- Popular Residential Location
- Gas Central Heating
- Double Glazing
- Gardens Front and Rear
- Three Bedrooms
- Lounge/Dining Area
- Fitted Kitchen
- Fitted Bathroom Suite
- Driveway/Garage

**Totnes Avenue
Halewood, L26 7AD**

Property Description

Occupying a tucked away position on this established and popular development stands this modern style three-bedroom semi-detached home ideal for a family, first time buyer or landlord looking to acquire an additional buy to let home. The property offers the full benefits of gas fired central heating, double glazing, lounge/dining area, fitted kitchen, fitted bathroom to the first floor and externally there are gardens to both the front and rear of the property with driveway and single garage. The property offers no onward chain but in the agents, opinion offers a great deal of potential.

Location

Located within a popular residential area within close proximity to schools, shops and excellent for the busy commuter looking for easy access to all the major Towns and Cities including Liverpool, Warrington, Widnes, Runcorn. Halewood also has its own train station making it a convenient location to live.

Entrance via canopy porch, upvc door leading into the entrance hall.

Entrance Hall

Central heating radiator, laminated wood effect flooring, stairs to the first floor.

Living/dining Area: 24.25' x 12.24' (7.39m x 3.73m)

Measured maximum into width and length, double glazed window to the front elevation, timber feature fire surround incorporating electric fire set on tiled hearth, sliding patio door leading out from the dining area to the rear garden, coving to ceiling, two central heating radiators, laminated wood effect flooring.

Kitchen: 11.02' x 7.41' (3.36m x 2.26m)

Fitted kitchen comprising of a selection of eye level and base fitted units with complimentary worktops incorporating one and a half bow stainless steel drainer sink unit with lever tap, built in oven and hob, plumbing for washing machine, part tiled to walls, tiling to floor, wall mounted Baxi boiler, double glazed window to the side elevation, upvc door gaining access to the rear.

Landing

Access to loft, double glazed window to the side elevation.

Bedroom 1: 12.89' x 8.73' (3.93m x 2.66m)

Double glazed window to the front elevation, central heating radiator, built in wardrobe.

Bedroom 2: 9.55' x 9.02' (2.91m x 2.75m)

Double glazed window to the rear elevation, central heating radiator.

Bedroom 3: 9.25' x 6.40' (2.82m x 1.95m)

Double glazed window to the front elevation, central heating radiator.

Bathroom

Fitted bathroom suite comprising of panelled bath with fitted shower over, pedestal wash hand basin, low level w.c with top flush, part tiled to walls, central heating radiator, double glazed window to the rear elevation,

Externally

To the front of the property the garden is mainly laid to lawn screened by small brick wall with driveway providing off road parking. There is a gate which gains access to the side and detached single garage. The rear garden is fully enclosed and comprises of lawn with feature patio area.

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