



Florence Avenue, Heswall, Wirral CH60 7SS

- Attractive Two Double Bedroom Detached Bungalow
- Immaculately Presented to a High Standard Throughout
- Breakfast Room leading to a Contemporary Fitted Kitchen
- First Floor Double Bedroom and Dressing Room / Third Bedroom
- Newly Landscaped Enclosed Low Maintenance Rear Garden
- Hallway, Spacious Through Lounge Diner and Conservatory
- Double Bedroom with Fitted Wardrobes and Shower Room
- Off Road Parking, Double Glazing and Gas Central Heating



£325,000 – No Onward Chain













Description

NEWLY LANDSCAPED GARDEN - Attractive two double bedroom detached dormer style home, appointed to a high standard is presented to the sales market by Move Residential. A credit to the current owners this impressive home must be viewed to be appreciated in full. In brief this superb accommodation comprises a porch, hallway, spacious through lounge diner opening to a conservatory. A breakfast room leads through to a contemporary kitchen fitted with a comprehensive range of wall and base units and fitted appliances. The ground floor further boasts a double bedroom with fitted wardrobes and a shower room. To the first floor you have a second double bedroom and further room which could function as a third bedroom, dressing room, office or an en suite. Externally you have off road parking and a low maintenance enclosed rear garden which has been recently landscaped for ease of maintenance, a perfect area to entertain or relax. A closer inspection is essential to appreciate this home in full.

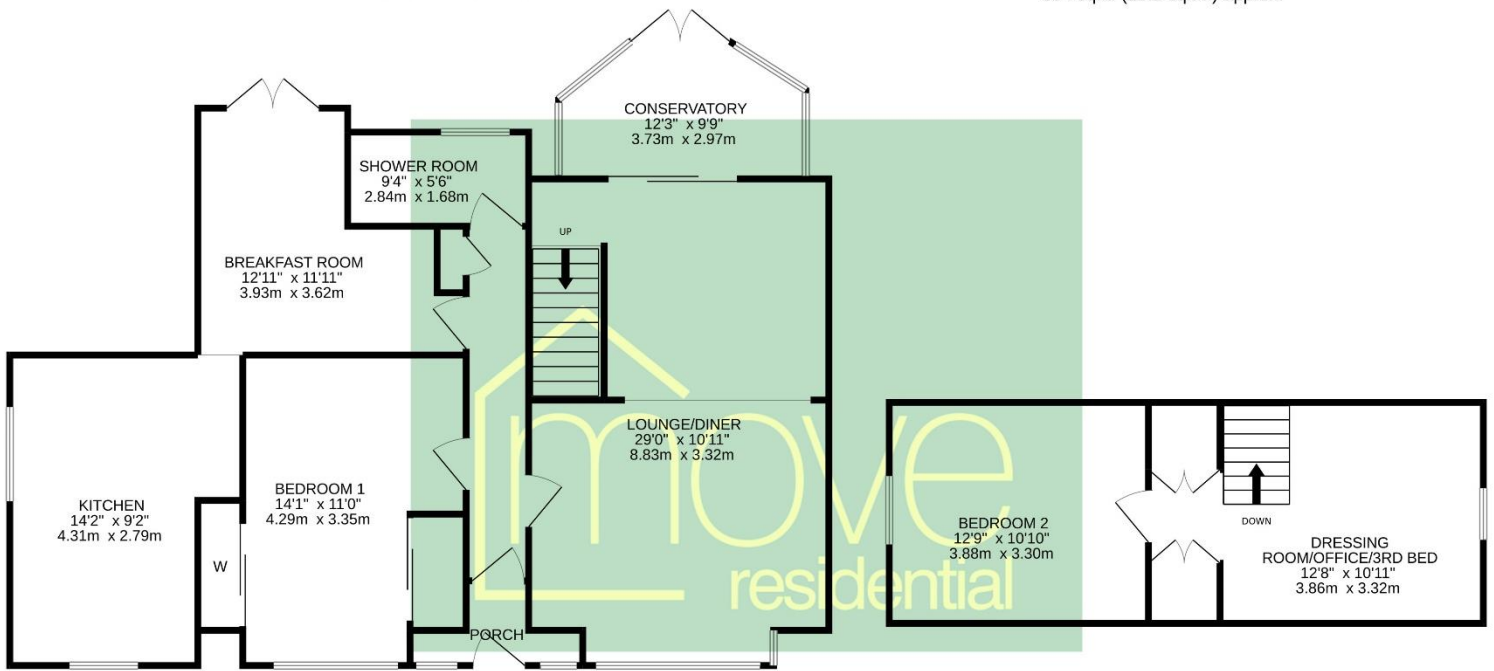
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Floor Plan

GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.

1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 efficiency can be given.
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Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.