



## Overdale Avenue, Barnston, Wirral CH61 1DB

- Traditional Three Bedroom Bay Fronted Semi Detached Home
- Offered to the Sales Market with No Onward Chain
- Two Double Bedrooms, Third Bedroom and Wet Room
- Private Enclosed Rear Garden Backing onto Woodland
- Located in the Picturesque and Semi Rural Area of Barnston
- Hallway, Lounge, Dining Room, Kitchen and Morning Room
- Driveway, Detached Garage, and Lawned Front Garden
- Excellent Potential to Extend Subject to Planning Permission



£289,950















## Description

Set in the picturesque and sought after area of Barnston, occupying a generous sized plot backing onto woodland, sits this traditional three bedroom bay fronted semi detached residence. This home has been in the same family for 50 years, the space to the side and rear of the property allows this home to grow with your family giving excellent potential to extend (subject to obtaining the relevant consents).

Offered to the sales market with no onward chain, in brief this spacious and well planned accommodation comprises a hallway, bay fronted lounge with feature fireplace and a rear dining room. Completing the ground floor you have a kitchen with morning room off which has a door leading to the delightful rear garden. To the first floor you have a bay fronted master bedroom, second double bedroom, third bedroom and wet room. Further benefiting from ample off road parking, detached garage, front garden and private enclosed rear garden with lawn and mature planting bed.

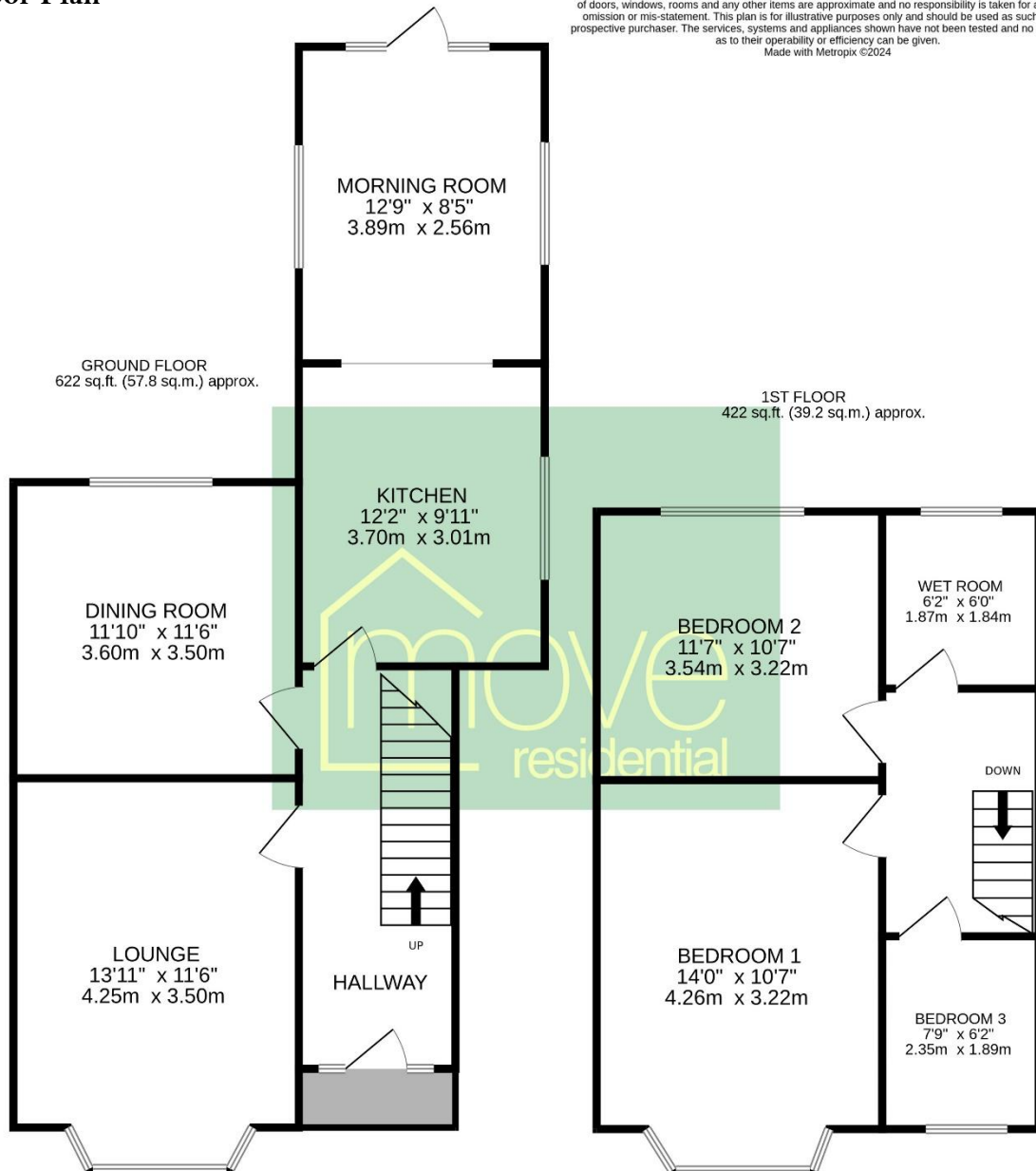
Barnston is a high coveted picturesque and semi rural area, with easy access to local amenities and transport links. Highly regarded schools for all age groups are also in the vicinity including Calday and West Kirby Grammar schools. A closer inspection is essential to fully appreciate this family home.



# Floor Plan

TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### 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.