



Waverton Avenue, Prenton, Wirral CH43 0XB

- Extended Four Bedroom Semi Detached Residence
- Well Appointed and Maintained Accommodation
- Three First floor Bedrooms and a Shower Room
- Driveway, Garage, Double Glazing and Central Heating
- Located on the Highly Sought After Holmlands Estate
- Hallway, Lounge and Modern Kitchen Diner
- Large Fourth Bedroom Located on the Second Floor
- Low Maintenance Private Enclosed Rear Garden



Offers Over £250,000















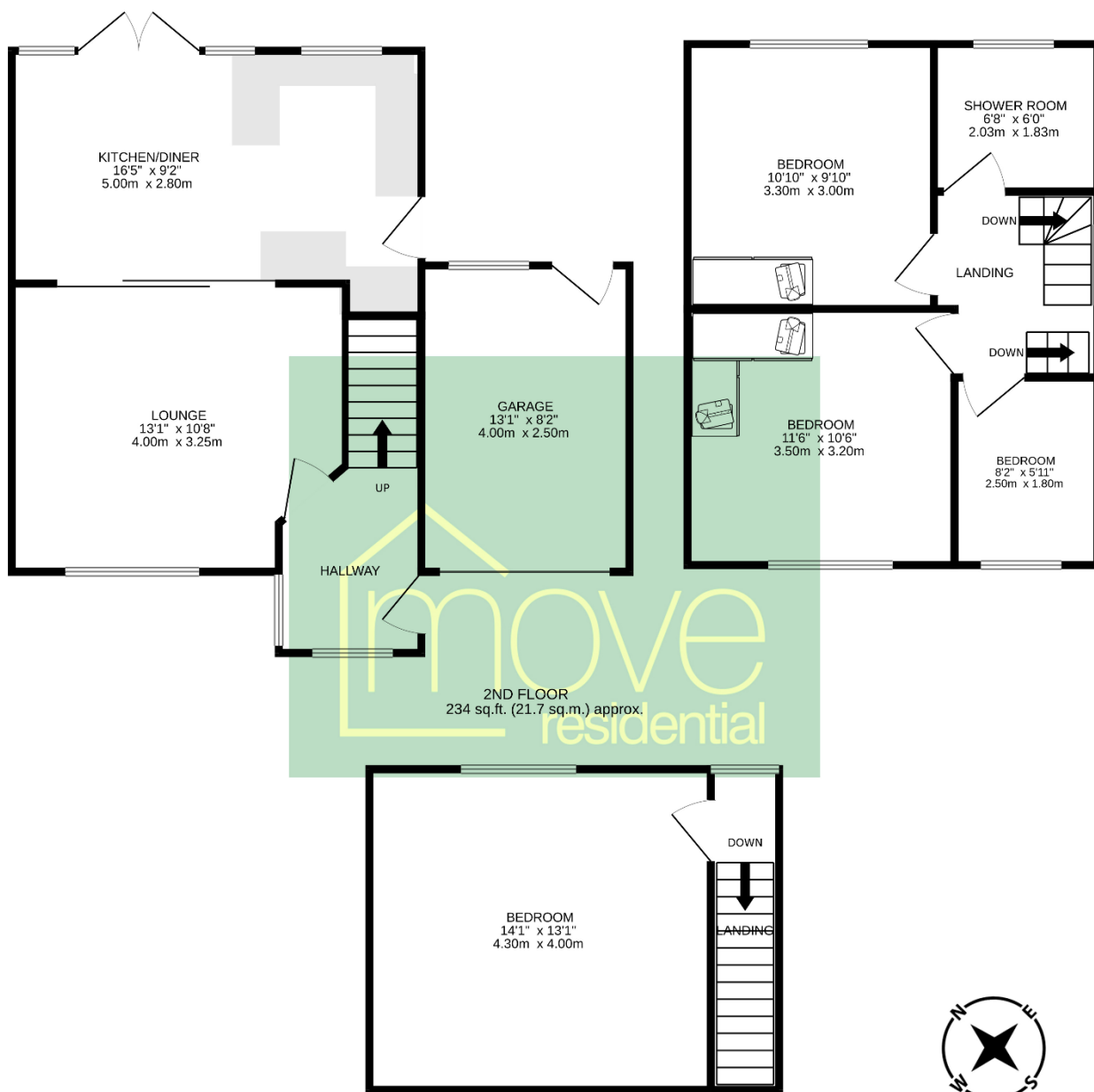


Description

Extended and improved, Move Residential are delighted to present to the sales market this four bedroom semi detached residence located on the highly sought after Holmlands estate. In brief you have a hallway, lounge with feature fireplace and concertina doors to a modern kitchen diner, fitted with a range of high gloss units with complimentary work tops, appliances and patio doors opening to the delightful rear garden. To the first floor you have two double bedrooms with fitted wardrobes, third bedroom and a contemporary shower room. Stairs lead to the second floor which offers a spacious fourth bedroom with eaves storage. Further benefiting from off road parking, garage, double glazing and central heating. Completing this home perfectly is the private enclosed rear garden, designed for ease of maintenance with patio and lawned areas perfect for entertaining or relaxing. Set within easy reach of local amenities, transport links and falling within the catchment area for excellent schools for all age groups. A closer inspection is strongly recommended to appreciate this home in full.

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1100sq.ft. (102.2 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		87 B
69-80	C	74 C	
55-68	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.