



Groveland Avenue, Hoylake, Wirral CH47 2DP

- Impressive Three Bedroom Mid Terraced Property
- Immaculately Presented with a Tasteful Decor
- Three Good Sized Bedrooms and a Bathroom Suite
- Double Glazing and Gas Central Heating Throughout
- Located in the Highly Sought After Area of Hoylake
- Hallway, Lounge, Dining Room and Fitted Kitchen
- Enclosed Rear Garden Designed for Ease of Maintenance
- Closer to Amenities and Transport Links - Viewing Essential



£260,000



















Description

Located in the prime location of Hoylake within walking distance to the promenade or to local amenities, Move Residential are delighted to present to the sales market this impressive three bedroom mid terraced property. Immaculately presented with a tasteful décor throughout in brief this superb accommodation comprises a welcoming hallway, front lounge with archway into a dining room with opening to a fitted kitchen. Patio doors lead out form the dining room out to the lovely rear garden which has artificial lawn for ease of maintenance and mature planting beds. To the first floor you have two large double bedrooms, a good sized third bedroom and three piece bathroom suite. A closer inspection is strongly recommended to appreciate this home in full.

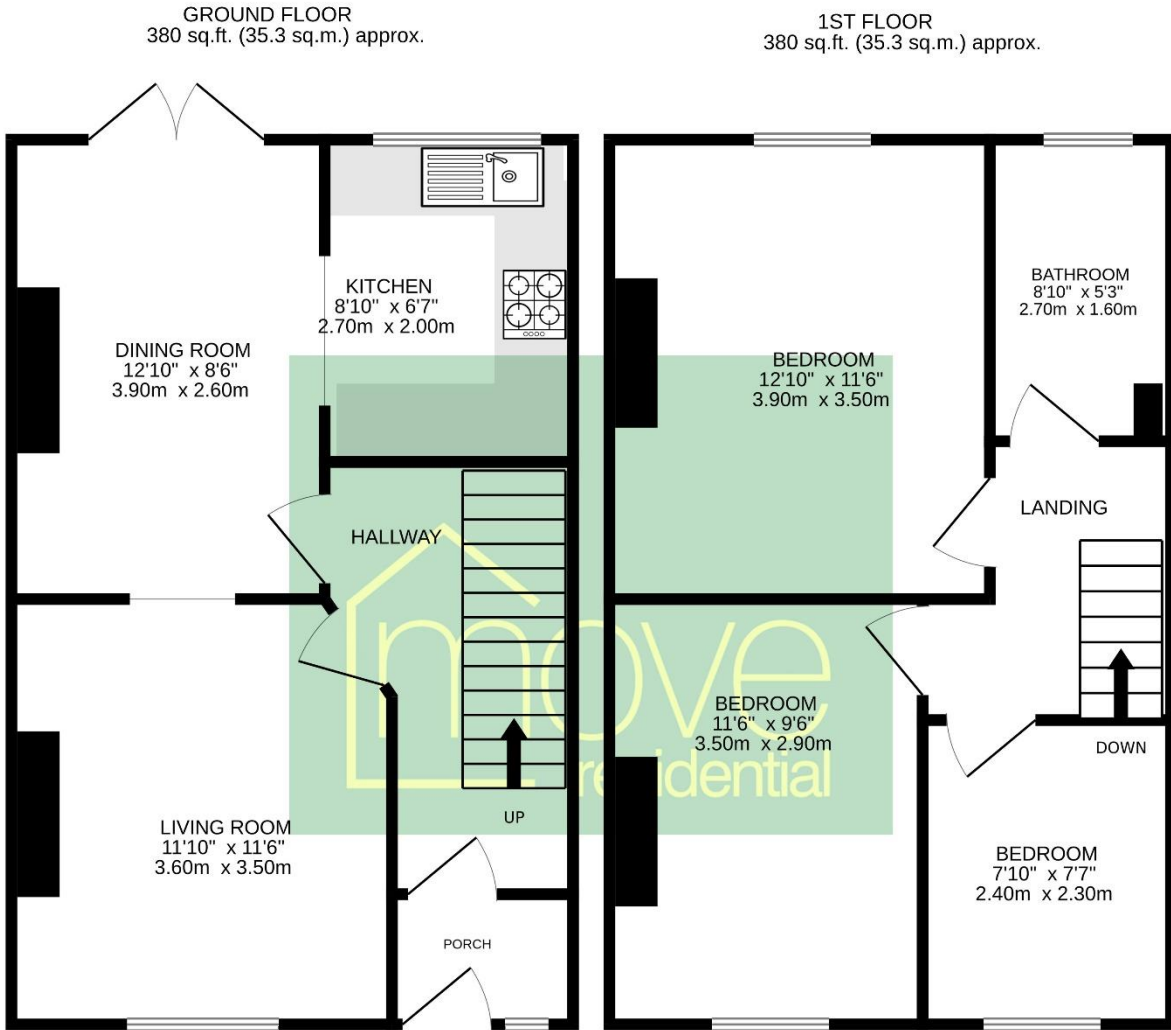
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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.

Floor Plan



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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