



Groveland Avenue, Hoylake, Wirral CH47 2DP

- Traditional Two Bedroom Mid Terraced Property
- Well Maintained and Appointed with a Neutral Decor
- Large Master Bedroom and Second Double Bedroom
- Highly Sought After Residential Area of Hoylake
- Offered to the Sales Market with No Onward Chain
- Bay Fronted Lounge, Kitchen and Ground Floor Bathroom
- Private Enclosed Paved Rear Yard with Access Gate
- Close to Amenities and Transport Links - Viewing Advised



Offers Over £200,000 – No Onward Chain

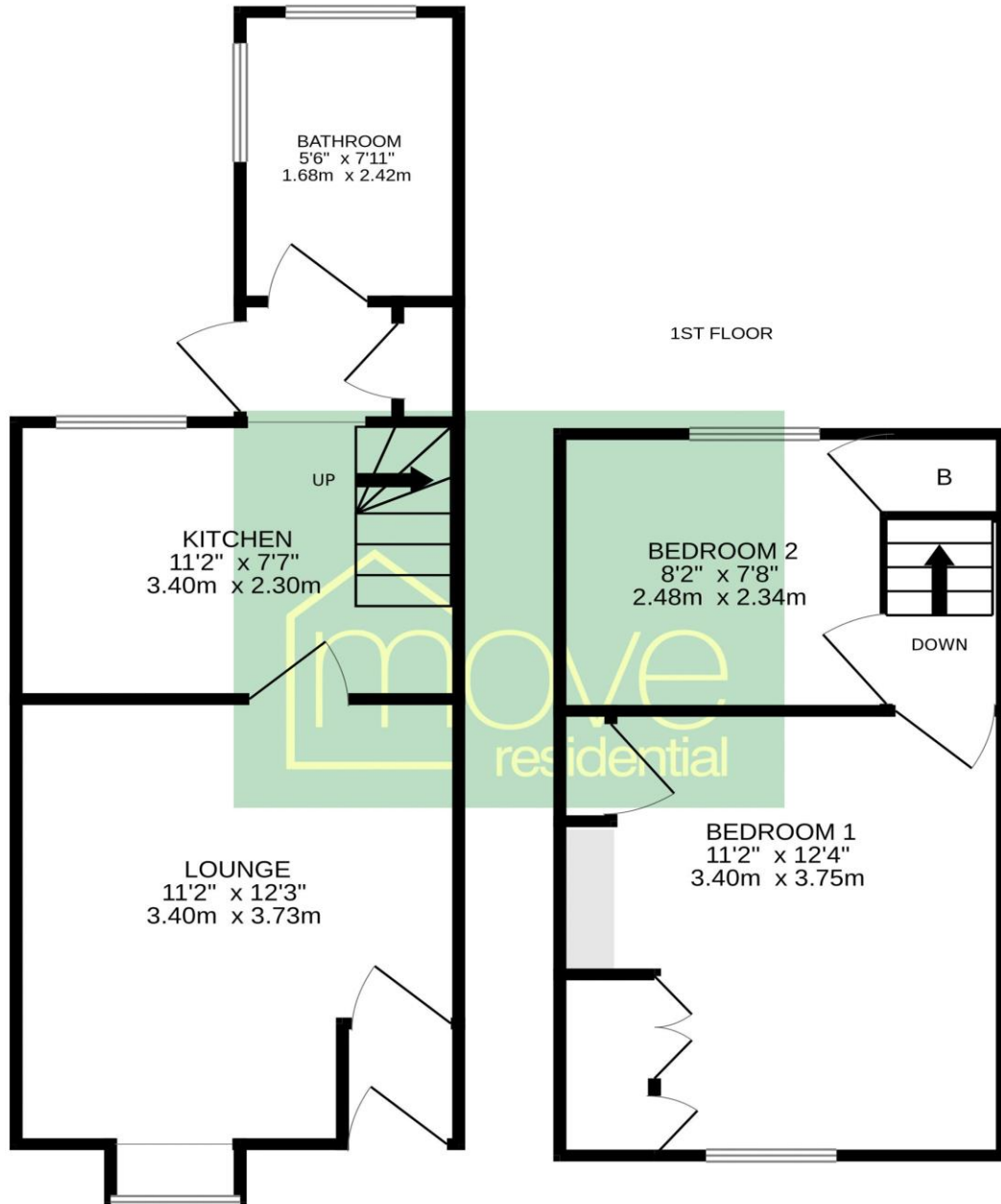








GROUND FLOOR



TOTAL FLOOR AREA : 513 sq.ft. (47.7 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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Description

Move Residential are delighted to offer to the sales market with no onward chain this traditional bay fronted two bedroom mid terraced property. Located in the highly sought after area of Hoylake set within easy reach of amenities and transport links this home must be viewed to be appreciated in full. In brief you have a bay fronted lounge, well fitted kitchen and a ground floor three piece bathroom. To the first floor you have a large master bedroom and a second double bedroom., both with fitted storage. Further benefiting from a good sized rear courtyard, paved for ease of maintenance with rear access gate.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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.