



Shavington Avenue, Prenton, Wirral CH43 2LQ

- Extended Three Bedroom Semi Detached Home
- Open Rear Aspect Across Fields and Rear Garage
- Spacious Lounge with Fireplace and Modern Kitchen
- Three First Floor Bedrooms and a Shower Room
- Offered to the Sales Market with No Onward Chain
- Well Maintained Family Living Accommodation
- Large Orangery and Further Reception Room/Office
- Front and Rear Gardens - Viewing Strongly Advised



£225,000









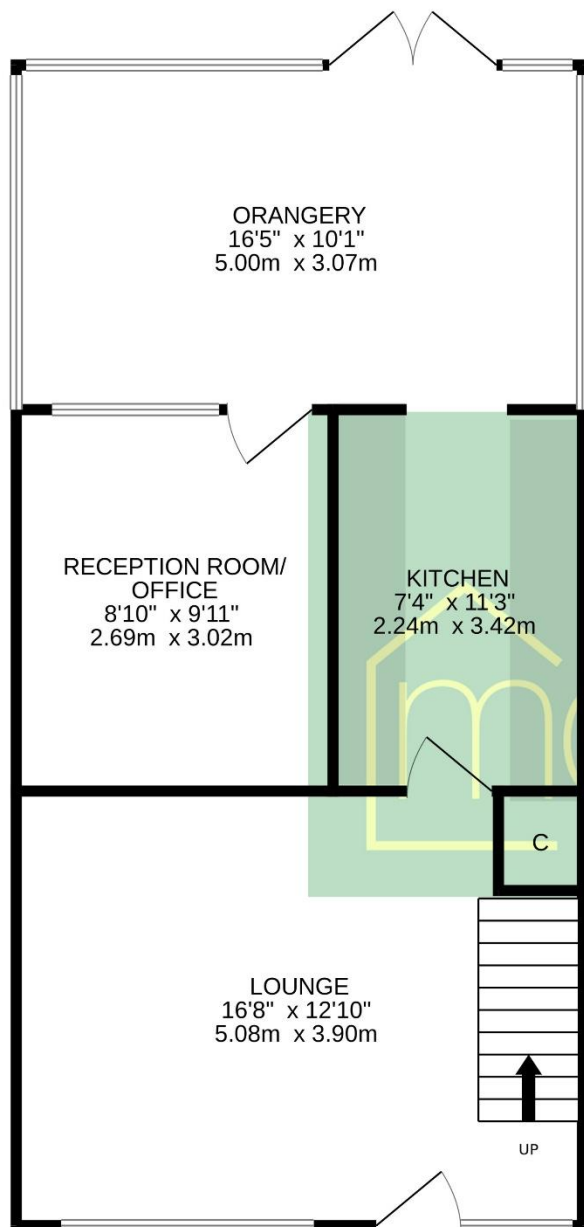




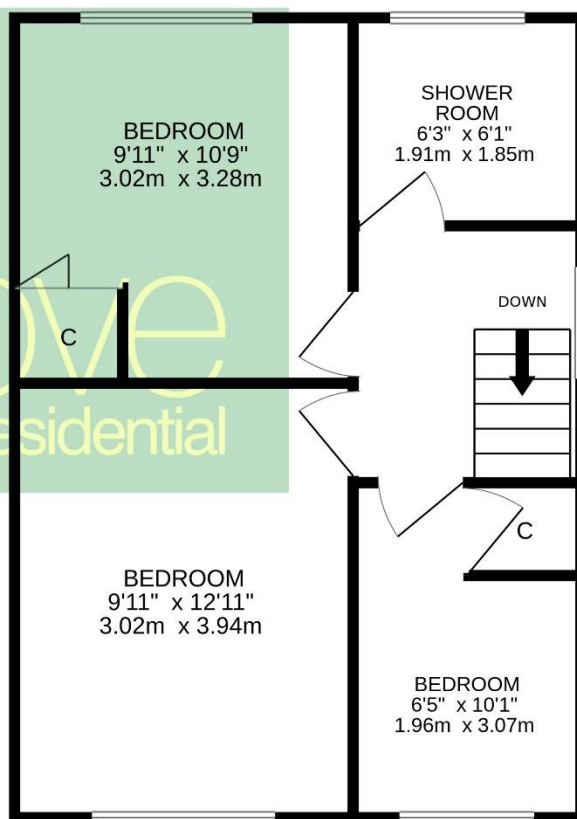




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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

Nestled at the end of a peaceful cul-de-sac with open rear views across green fields, this extended three-bedroom semi-detached property is located in the sought-after area of Prenton and is offered for sale with no onward chain. With excellent access to local shops, transport connections, and well-regarded schools, it offers an ideal setting for families or professionals alike and must be viewed to be appreciated in full.

Step inside to find a bright and welcoming lounge, the staircase to the upper level is tucked away with handy storage beneath. Toward the rear, the sleek, recently updated kitchen features generous worktops and cabinetry, designed for both style and practicality. Beyond this lies a spacious orangery extension, currently used as a dining area, with French doors opening directly onto the garden. An additional ground floor reception room, currently serving as a study or home office, adds to the flexible living space. Upstairs, you'll find two well proportioned double bedrooms and a single bedroom complete with built in storage above the stairs. The modern shower room, finished in a stylish three piece suite, is a recent improvement.

Outside, the rear garden features a lawn bordered by a paved patio, perfect for outdoor entertaining. A garage is positioned at the back of the property for added convenience. The front garden is lawned, providing a pleasant welcome to this charming home.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	57 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.