



**Leslie Avenue, Wirral CH49 1RS**

**welcome to**

**Leslie Avenue, Wirral**

Your opportunity to buy this large semi detached home offering five bedrooms in a sought after location in Greasby. With good quality and presentation throughout, early viewing is needed. Call us today.



## **Property Description**

Don't underestimate the size of this home in a great location, in walking distance of the local schools and village centre.

On entering the property view the entrance porch, this leads into the entrance hall with understairs storage. The lounge opens to the dining room which in turn leads to the conservatory to the rear.

The kitchen has modern fitted units and appliances and opens to a utility area with ground floor WC. There is integral access to the garage.

Upstairs, the five bedroom layout flows naturally and all the bedrooms are great sizes, There is also a family bathroom and separate WC.

This excellent home has a large driveway to the front and garage to the side. To the rear there is a lawned garden with covered area to the rear of the property. The property is deceptively large at first view and its is only by viewing inside that you can appreciate the value of this home.

Call us to make your viewing.

### **Entrance Porch**

### **Entrance Hall**

### **Lounge**

16' Bay x 11' 3" ( 4.88m Bay x 3.43m )

### **Diningroom**

11' x 10' 4" ( 3.35m x 3.15m )

### **Conservatory**

10' 4" x 6' ( 3.15m x 1.83m )

### **Kitchen**

11' x 8' 4" ( 3.35m x 2.54m )

### **Utility Room**

10' 5" x 5' 5" ( 3.17m x 1.65m )

### **Ground Floor Wc**

### **Landing**

### **Bedroom One**

11' 7" into Robes x 13' 4" ( 3.53m into Robes x 4.06m )

### **Bedroom Two**

10' 10" x 10' 3" ( 3.30m x 3.12m )

### **Bedroom Three**

10' 7" x 12' ( 3.23m x 3.66m )

### **Bedroom Four**

10' 6" x 6' 9" ( 3.20m x 2.06m )

### **Bedroom Five**

9' 3" x 7' 6" ( 2.82m x 2.29m )

### **Family Bathroom**

8' 5" x 6' 9" ( 2.57m x 2.06m )



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## Leslie Avenue, Wirral

- Large Semi detached home
- Five Bedrooms
- Sought after Road and location
- Two reception rooms and Conservatory
- Modern Kitchen and utility

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£367,500**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
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