



Audlem Avenue, Prenton, CH43 2NN

welcome to

Audlem Avenue, Prenton

Reach the stars, fly a fantasy, Dream a dream, and what you see will be...

Rhymes that keep their secrets will unfold behind the clouds, and there upon a rainbow is the answer to a never-ending story,

A must view with No Chain!!



Property Description

People don't spend their lives trying to look at what's behind the curtain. They like the curtain. It provides them stability, comfort, and definition - and this three-bedroom semi-detached home does just that!! The property is situated within close proximity to all local amenities, and comprises of a porch, an entrance hall, lounge, dining room, kitchen, bathroom and three bedrooms. The house is tastefully decorated and ready to move straight into, perfect for a family, a first-time buyer and even an investor. Externally there is a driveway providing off road parking and a garage. There is also a good-sized rear garden.

Look no further, because here lies the foundations of the start of something great!! Call us today before this dream becomes a distant memory, because once it's gone.... it's gone!!

Entrance Porch

Double-glazed window to front aspect and double-glazed front door to side aspect.

Entrance Hall

Double-glazed door to the front and radiator. Wood laminate flooring and understairs cupboard.

Lounge

14' 1" x 10' 9" (4.29m x 3.28m)

Double-glazed windows to front aspect, gas fire and radiator.

Dining Room

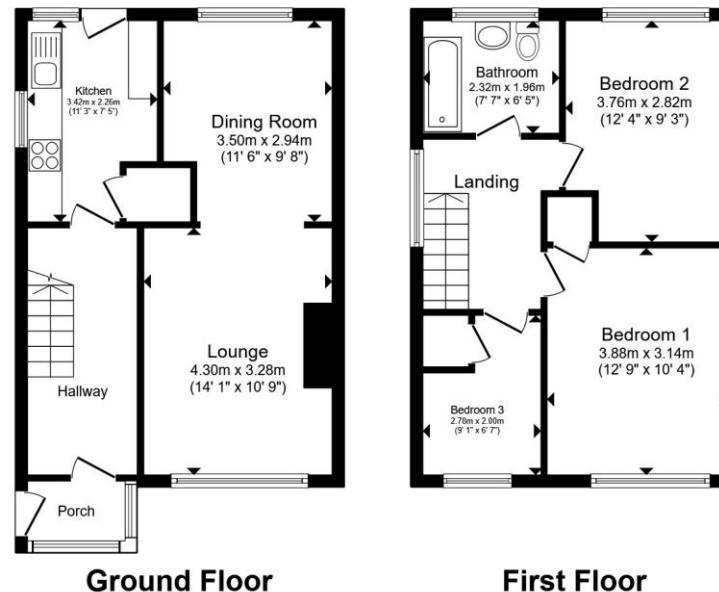
11' 6" x 9' 8" (3.51m x 2.95m)

Double-glazed window to the rear aspect and radiator.

Kitchen

11' 3" x 7' 5" (3.43m x 2.26m)

Fitted kitchen comprising wall and base units, counter tops and sink and drainer. Electric oven and gas hob with cooker-hood above. Plumbing for washing machine. Double-glazed window to side aspect and double-glazed door giving access to the rear aspect.



Ground Floor

First Floor

Total floor area 85.7 m² (923 sq.ft.) approx

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.propertybox.io



First Floor Landing

Double-glazed window to the side aspect.

Bedroom One

12' 9" x 10' 4" (3.89m x 3.15m)

Double-glazed window to front aspect, radiator and built-in wardrobe.

Bedroom Two

12' 4" x 9' 3" (3.76m x 2.82m)

With loft access, radiator and double-glazed window to rear aspect.

Bedroom Three

9' 1" x 6' 1" (2.77m x 1.85m)

Double-glazed window to front aspect, radiator and boiler.

Bathroom

Bath with mixer tap, WC, wash hand basin set within vanity unit. Double-glazed window to rear aspect.

Outside

With front & rear gardens.

Front Garden

Front garden with lawn, shed and greenhouse.

Rear Garden

Tiered rear garden with flagged patio to upper tier. Steps leading to lower tier with patio/ drive, garage and mature hedges to boundary.



view this property online jonesandchapman.co.uk/Property/PTN116477



welcome to

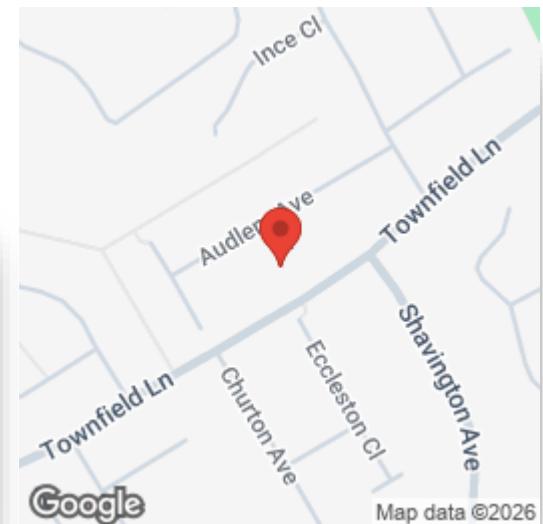
Audlem Avenue, Prenton

- Three Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- Bathroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£200,000



view this property online jonesandchapman.co.uk/Property/PTN116477

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
PTN116477 - 0002

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **jones & chapman**



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk