



**Edrich Avenue, Prenton, CH43 7XY**

**welcome to**

**Edrich Avenue, Prenton**

Two-bedroom semi-detached house with driveway and mature garden. Spacious lounge, kitchen-diner, two double bedrooms and family bathroom. In need of modernisation — ideal for first-time buyers, investors or developers.



## Property Description

A charming two-bedroom semi-detached home located in a quiet residential area of Prenton, offering fantastic potential for first-time buyers, investors, or developers. 3 Edrich Avenue boasts a spacious layout with a good-sized lounge, a kitchen-dining area, and two double bedrooms, complemented by a family bathroom.

Set on a generous plot, the property features a private driveway and a mature rear garden, ideal for relaxing or entertaining. While the home would benefit from some modernisation, it is full of character and offers a solid foundation for renovation or personalisation.

This is a great opportunity to secure a well-proportioned home in a desirable location, with scope to add value and create something truly special.

## Entrance Hall

Double-glazed composite door to the front and radiator.

## Lounge

13' 4" x 10' 3" ( 4.06m x 3.12m )

Double-glazed window to the front, radiator and feature gas fire with fire surround.

## Kitchen/ Diner

13' 3" x 9' 2" ( 4.04m x 2.79m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer tap and work surfaces. Space for free standing cooker with cooker-hood above. Central heating boiler. Radiator, double-glazed window to the rear and double-glazed patio doors giving access to the rear garden.

## First Floor Landing

With airing cupboard, heater and access to the loft.

## Bedroom One

9' 5" x 13' 4" ( 2.87m x 4.06m )

Two double-glazed windows to the front, radiator and built-in wardrobes.

## Bedroom Two

6' 9" x 11' 2" ( 2.06m x 3.40m )

Double-glazed window to the rear and built-in wardrobes.

## Bathroom

Partially tiled bathroom with three-piece suite comprising bath, pedestal wash hand basin and WC. Radiator and double-glazed window to the rear.

## Outside

With off road parking and front and rear gardens.

## Front Garden

With driveway, gravel garden with mature plants and shrubs

## Rear Garden

Rear garden with lawn and flagged patio area. Mature trees, plants and shrubs to garden borders. Timber garden shed and timber fencing to boundaries.



**view this property online** [jonesandchapman.co.uk/Property/PTN116371](http://jonesandchapman.co.uk/Property/PTN116371)



welcome to

## Edrich Avenue, Prenton

- Two Double Bedrooms
- Spacious Lounge
- Kitchen-Dining Area
- Private Driveway
- Mature Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£160,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN116371](https://jonesandchapman.co.uk/Property/PTN116371)



Property Ref:  
PTN116371 - 0004

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.

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**