



**Princes Boulevard, Wirral CH63 5LJ**



**welcome to**

## **Princes Boulevard, Wirral**

Stunning three bedroom semi-detached house being sold with no onward chain! Situated on the ever popular Princes Boulevard boasting a modern kitchen diner, cosy living room equipped with log burner and a south facing garden with a feature bar. Close to reputable primary and secondary schools!



## Property Description

Entering the property you're greeted by a light and airy hallway with hard flooring leading through to the kitchen. The living room is a spacious room flooded with natural light, owing to the bay window. The addition of the log burner makes for a warm and ambient atmosphere in the evenings. The vendors have knocked the wall down between the kitchen and dining room to create a versatile kitchen/diner space with double patio doors leading into the garden. The kitchen is a culinary dreamland, equipped with range cooker and Belfast sink, with plenty of counter and cupboard space for a budding chef's needs. The dining room comfortably accommodates a large dining table and chairs and also offers a gas fire utilising a decommissioned log burner. In need of additional cupboard space? Past the kitchen is a utility room with counter and cupboard space on both sides, as well as access to the side of the house, and the bar! Heading upstairs, there are two double bedrooms, the front elevation boasting bay windows, adding to the natural light and floorspace of the room. The third bedroom is a generous size comfortably fitting a single bed and furniture. Servicing the bedrooms a c contemporary shower room, with a walk-in double shower.

Externally, the south facing rear garden is a blend of manicured lawn, flagged patio and pebbled patio offering utility no matter the weather. The bar has lighting, power and Wi-Fi with bifold doors opening into the garden. To the front, a multi-car driveway

### Living Room

14' 9" x 13' 1" ( 4.50m x 3.99m )

### Kitchen

22' 8" x 12' 8" ( 6.91m x 3.86m )

### Utility Room

### Bedroom One

14' 9" x 13' 5" ( 4.50m x 4.09m )

### Bedroom Two

13' 5" x 12' 8" ( 4.09m x 3.86m )

### Bedroom Three

9' 5" x 7' 10" ( 2.87m x 2.39m )

### Family Bathroom

7' 10" x 6' 6" ( 2.39m x 1.98m )

### Bar

10' 2" x 7' 10" ( 3.10m x 2.39m )



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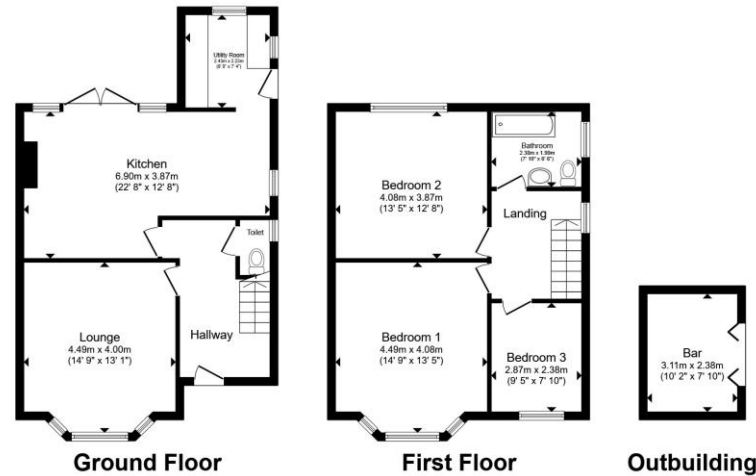
welcome to

## Princes Boulevard, Wirral

- Three bedroom
- Semi-detached family home
- South facing garden with a bar
- No onward chain
- Immaculate throughout

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

**£330,000**



Total floor area 115.7 m<sup>2</sup> (1,246 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](http://www.propertybox.io)

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB110709 - 0002

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