



Bluebell Avenue, Claughton, CH41
£219,950

Brennan Ayre O'Neill
Estate Agents | Surveyors | Property Managers

The flower roads have been so popular for so long, and we completely understand why - not least for their proximity to schooling, local shops, and the train station providing a very quick spin through to Liverpool for a swift commute - but this particular three bedroomed semi is extra special; for its positioning on the road. With an open aspect to the rear out over to Liverpool's city scape we can all but guarantee one of the best seats in the house for bonfire night, and New Year's Eve - not to mention its privacy...

A great family home here, one set up for everyone to enjoy - a front sitting room for cosier nights, versus the open plan kitchen diner to the rear which then leads out to the garden - superb for entertaining the whole family, in our opinion. The kitchen has been well thought out with a particularly good use of space. Room for your American style fridge freezer and then range style cooker and plenty of cabinetry for storage, and work tops for prep space. Note plumbing here for your washing machine, too.

Up then through the bright hallway and stairs to the bedroom quarters where we have three bedrooms as well as a bathroom suite. Both doubles have built in wardrobes, with the second to the rear having the most fabulous view - the viewing deck, perhaps?!

Outside we have a great family garden - we say family garden, because there's the lawn for the kids, and the goal, and the patio for the grown-ups to enjoy a few scoops in the last of the sun. Its a particularly private garden, with no direct neighbours to the rear (see orientation on Google Maps).

Tenure: Freehold

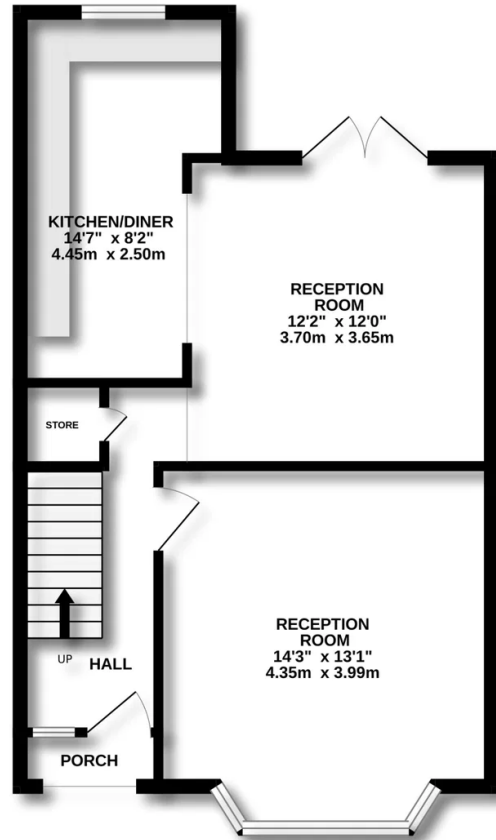
Council Tax Band: B



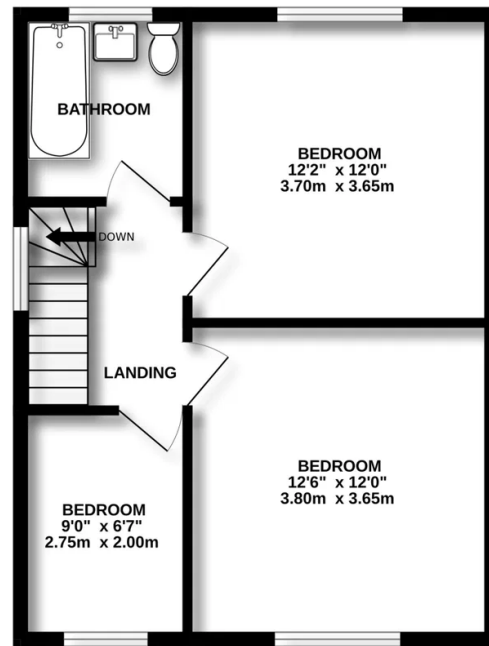




GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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