



Laurelhurst Avenue, Wirral CH61 9NZ

welcome to

Laurelhurst Avenue, Wirral

Step inside this large semi detached home in a cul de sac position of Laurelhurst Avenue !

With a large rear dormer conversion giving a master suite this property needs to be viewed inside to fully appreciate. This is a lovely family home and ready for its next owners to move into !



Property Description

This lovely property has a entrance Porch which leads to a entrance having a WC and stairs to the first floor. The lounge is located to the front with feature fireplace and sliding doors which lead to the open lounge dining kitchen across the rear. This is a great family space with a range of modern base and wall units and lovely dining area having French doors leading out to the composite decking area.

On the first floor the property has Three bedrooms, two doubles and a good sized single bedroom and a family bathroom. The stairs from the landing lead to the master bedroom on the 2nd floor.

The second floor has a large master bedrooms with en-suite and also a handy store room off the landing area.

This property also has excellent features outside with a large paved driveway and garden to the front with a garage to the rear. The rear gardens is laid to lawn with mature shrub borders and a composite decking space to the rear.

The property also benefits from fitted solar panels which feed into battery storage providing you a cost efficient electricity supply.

Call us today and arrange you viewing of the lovely family home.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Porch Ground Floor Wc Entrance Hall Lounge

14' 2" x 10' 10" (4.32m x 3.30m)

Dining Kitchen

19' 4" x 10' 8" (5.89m x 3.25m)

Ff Landing

Bedroom Two

13' 2" x 10' 11" (4.01m x 3.33m)

Bedroom Three

11' 8" x 10' 11" (3.56m x 3.33m)

Bedroom Four

8' 6" x 7' 11" (2.59m x 2.41m)

Family Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

Master Bedroom

17' 2" x 12' 11" (5.23m x 3.94m)

En-Suite



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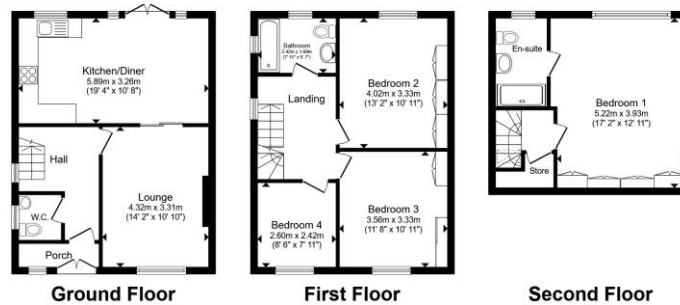
welcome to

Laurelhurst Avenue, Wirral

- superb semi detached home
- Four Bedrooms - Master en-suite & Family Bathroom
- Open plan ground floor & Lovely open modern kitchen
- Lounge, dining area with French doors to decking
- Hallway and downstairs WC.

Tenure: Freehold EPC Rating: B

Council Tax Band: C



Total floor area 120.2 m² (1,293 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE106251 - 0003

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jones & chapman



0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



jonesandchapman.co.uk