



## 11 Stuart Avenue, Wirral, CH46 9PE

### £1,100 Per Calendar Month



Nestled on the charming Stuart Avenue in Wirral, this fully refurbished three-bedroom bungalow presents an exceptional opportunity for those seeking a comfortable and modern living space. Spanning an impressive 1,066 square feet, this delightful property boasts a well-designed layout that is both functional and inviting.

Upon entering, you are greeted by a spacious reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. The bungalow features three generously sized bedrooms, providing ample space for family or guests. The contemporary bathroom has been tastefully updated, ensuring a fresh and stylish environment.

One of the standout features of this property is the rear garden, which offers a private outdoor retreat for enjoying sunny days or hosting gatherings. Additionally, the convenience of off-road parking for two vehicles adds to the appeal, making this home not only practical but also highly desirable.

- Three Bedrooms
- Large Through Reception Room
- Modern Kitchen
- Modern Bathroom
- Rear Garden
- Off Road Parking
- Sought After Location
- Gas Central Heating
- Double Glazing
- EPC Rating D

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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