



Woodfield Avenue, Wirral CH63 8PA

welcome to

Woodfield Avenue, Wirral

This three-bedroom semi-detached house sits proudly at the end of a cul-de-sac on a substantial plot, with gardens to the back and side. Immaculate throughout, boasting two sitting rooms, a summer house with power and a converted loft room, still with storage space in the eaves.



Property Description

Upon entering the property, you're greeted by a light and airy hallway. The front living room is a cosy space, illuminated by stained glass windows in the bay to the front elevation. The second sitting room is to the rear and has been extended and opened into a dining room, with double patio doors leading out into the garden. The kitchen has also been extended, offering plenty of counter and cupboard space for all your culinary needs, dual aspect windows flood the room with natural light. Completing the downstairs accommodation is a downstairs wc.

Heading upstairs, are two double bedrooms, the main benefitting from bay windows and fitted wardrobes. The third bedroom is a generously sized single room, currently utilised as a home office. Servicing this floor is a contemporary family bathroom. Heading upstairs again, takes you to the loft room, a versatile expansive space, still with storage in the eaves.

Outside, to the rear, a large private garden, laid to lawn, with a summerhouse with lighting and power, perfect for enjoying the tranquillity of the garden, no matter the weather. There is also a garage perfect for storage. To the front a large driveway leads to the front door and garage.

Living Room

14' 1" Into Bay x 11' 8" Into Recess (4.29m Into Bay x 3.56m Into Recess)

Sitting Room

12' 9" x 11' 1" Into Recess (3.89m x 3.38m Into Recess)

Dining Room

8' 9" x 9' 6" (2.67m x 2.90m)

Kitchen

22' 3" x 6' 7" (6.78m x 2.01m)

Bedroom 1

14' 9" Into Bay x 8' 9" To fitted wardrobe (4.50m Into Bay x 2.67m To fitted wardrobe)

Bedroom 2

12' 9" x 10' 6" Into Recess (3.89m x 3.20m Into Recess)

Bedroom 3

7' x 8' 9" (2.13m x 2.67m)

Loft Room

18' 3" Maximums x 13' 3" Into Eaves (5.56m Maximums x 4.04m Into Eaves)

Summer House

10' 9" x 7' 5" (3.28m x 2.26m)



view this property online jonesandchapman.co.uk/Property/BEB110527



welcome to

Woodfield Avenue, Wirral

- Three bedrooms
- Semi-detached house
- Substantial corner plot
- Immaculate throughout
- Loft conversion

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

£325,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/BEB110527](https://www.jonesandchapman.co.uk/Property/BEB110527)



Property Ref:
BEB110527 - 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



0151 644 8666



Bebington@jonesandchapman.co.uk



4 Church Road, BEBINGTON, WIRRAL,
Merseyside, CH63 7PH



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)