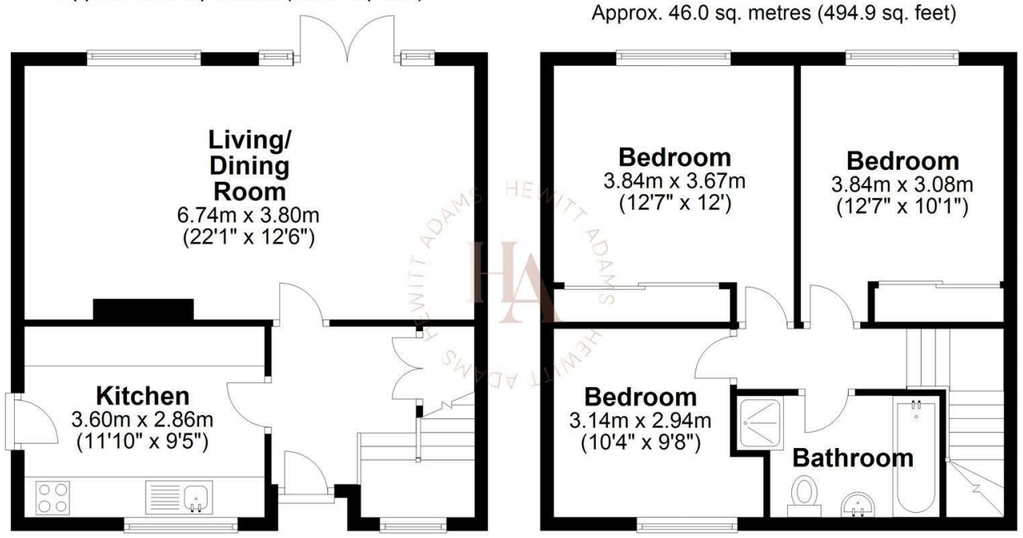
Ground Floor
Approx. 44.8 sq. metres (482.7 sq. feet)

First Floor
Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 90.8 sq. metres (977.5 sq. feet)
For illustration purposes only - not to scale

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Avondale Avenue, Wirral, CH62 8DB

£240,000

3 Bedroom | 1 Reception | 1 Bathroom | C

Three Bedroom Semi Detached - Large SW Facing Rear Garden - Perfect First Time Buy

Hewitt Adams is thrilled to present to the market this semi detached home situated in a popular part of Eastham on Avondale Avenue. Located close to the local amenities of Eastham Village and a short drive from the Croft Retail Park in Bromborough where you will find a 24hr supermarket and a plethora of shops and restaurants.

A delightful feature of the property is the larger than average rear garden. Being South West facing, the garden is flooded with sunlight and a perfect space for summer BBQ's, entertaining friends and family or housing chickens (chickens not included!). Plus, a block paved driveway to the front with parking for two cars.

In brief the property affords: hall, kitchen, living room diner with NEW LOG BURNER & FITTED WOODEN BLINDS. Upstairs there are three double bedrooms and a four piece family bathroom.

This well presented home would make a perfect first time buy and provides an opportunity to extend the property (subject to planning) should one wish to create their dream home.

Call Hewitt Adams today to view your new home!!

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Front Entrance
Into:

Hall
Stairs to first floor, power points

Kitchen
11'9" x 9'4" (3.60 x 2.86)
Wall and base units, inset sink, integrated oven & gas hob, space for tall fridge freezer, space and plumbing for washing machine, double glazed window, door to side access

Living Room Diner
22'1" x 12'5" (6.74 x 3.80)
Double glazed window and patio doors to rear with fitted wooden blinds, radiators, power points, new log burner, space for dining table and chairs

First Floor

Bedroom One
12'7" x 12'0" (3.84 x 3.67)
Double glazed window, radiator, power points, fitted wardrobes

Bedroom Two
12'7" x 10'1" (3.84 x 3.08)
Double glazed window, radiator, power points, integral wardrobe

Bedroom Three
10'3" x 9'7" (3.14 x 2.94)
Double glazed window, radiator, power points

Bathroom
Comprising bath, corner shower, W.C, wash basin vanity unit, tiled walls, heated towel rail, double glazed window

Externally
Front - paved driveway with parking for multiple cars

Rear - private, south west facing garden mainly laid to lawn and patio with gravel seating area. With garden shed and side gate access to the front

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