

FOR SALE



Birchall Avenue, Whiston
Guide Price £170,000

MARTIN&CO



Birchall Avenue, Whiston

3 Bedrooms, 1 Bathroom

Guide Price £170,000

- Three bedroom
- Semi detached
- Off road parking
- Dining room
- Conservatory

GUIDE PRICE £170,000 - £180,000. Introducing Birchall Ave, Whiston – a three-bedroom semi-detached home located in a sought-after area. This property offers easy access to local amenities, commuter links, and public transport options.

Upon entering, you'll find a welcoming entrance hall with stairs leading to the first-floor landing. The bright and spacious lounge features a charming fire surround with a gas fire and a front-facing bow window. There is a dining room that leads to a delightful conservatory overlooking the rear garden. The conservatory is a perfect space for relaxation and enjoying the outdoor view.

The kitchen is equipped with a range of fitted wall and base units in a beautiful beech finish, as well as ample space for appliances. The kitchen is a perfect area for cooking and entertaining guests.

Moving to the first floor, you'll find three well-proportioned bedrooms, with the master bedroom benefiting from fitted furniture. The master bedroom is spacious and offers plenty of storage options. The two additional bedrooms are also generously sized and can be used as bedrooms or home offices. The family bathroom boasts a pristine white three-piece suite and



features a bathtub with a shower overhead.

Outside, the property offers off-road parking to the front and a well-maintained garden with a patio and lawn at the rear. The garden is a private and peaceful space, perfect for outdoor activities and gatherings.

ENTRANCE HALL With a spindled staircase rising to the first floor landing, laminate flooring, side facing window and front facing entrance door.

LOUNGE A good size lounge with wooden flooring. The focal point of the room is the feature fire surround housing the living flame gas fire and front facing bow window.

DINING ROOM With laminate flooring and the dining room opens up to the conservatory.

CONSERVATORY With laminate flooring, side and rear facing windows over looking the rear garden and

doors to the garden.

KITCHEN With a range of fitted wall and base units in beech effect. Wall units include extractor hood and glass fronted display cabinets. base units are set beneath contrasting worktops which include a single bowl sink, space for fridge freezer, cooker, plumbing for washing machine, tiled splash backs, laminate floor, side facing entrance door and rear facing window.

LANDING With side facing window.

BEDROOM ONE With a range of fitted wardrobes and furniture, laminate flooring and front facing window.

BEDROOM TWO With a rear facing window.

BEDROOM THREE Having storage to one wall and front facing window.

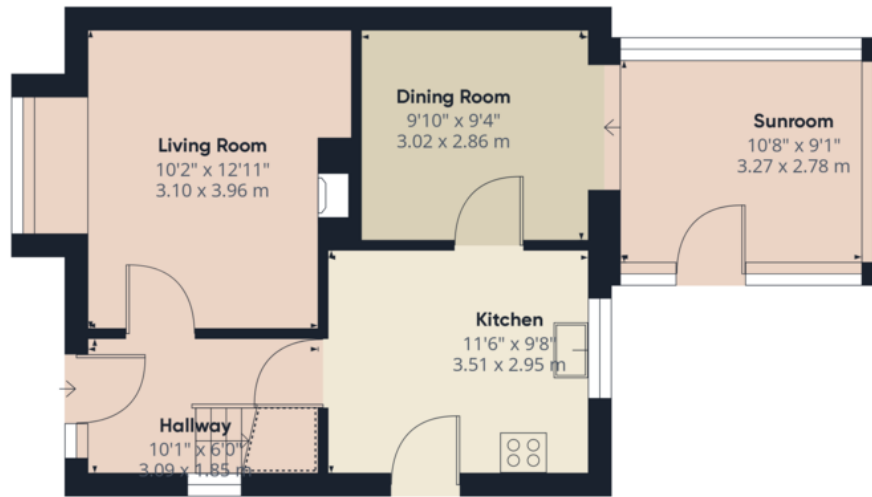
BATHROOM Having a white three piece suite which



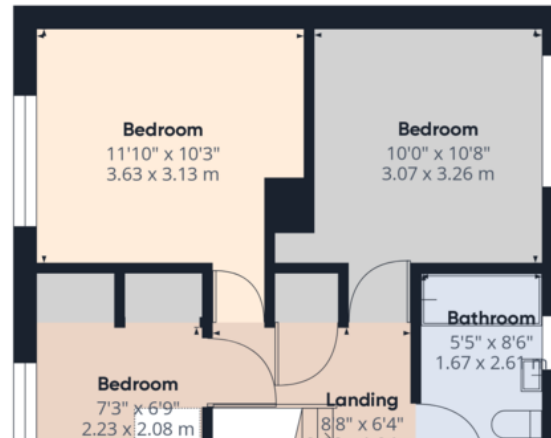
comprises of a vanity wash hand basin, w.c, bath with shower set over, tiling to walls, side and rear facing windows.

OUTSIDE To the front of the property is off road parking. To the rear the garden is mainly laid to lawn with a patio area.





Ground Floor



Approximate total area^m

934.26 ft²
86.8 m²

Reduced headroom

12.05 ft²
1.12 m²

Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to

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