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Rivington Avenue Prenton CH43 9HW

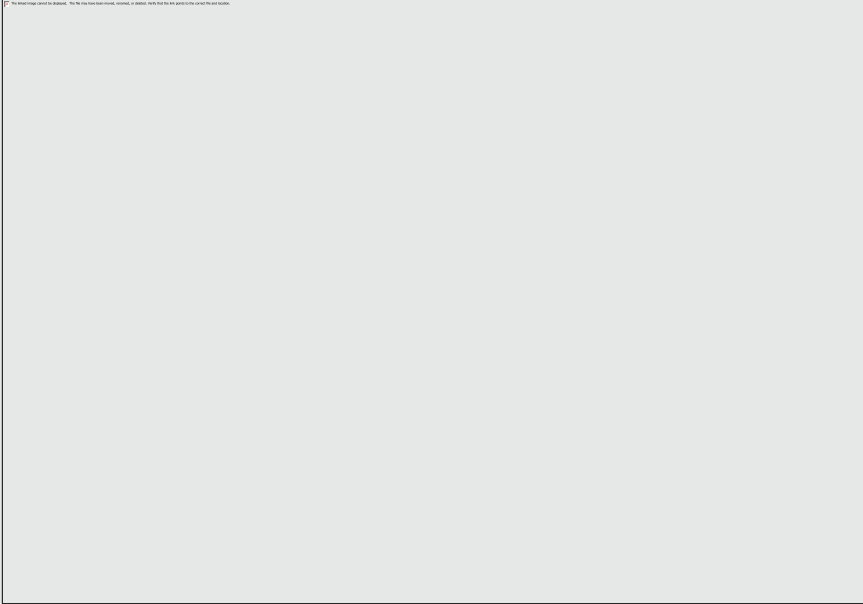
£145,000

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About the property

This three bedroom semi detached house has been much improved by the present owners and really should be viewed to be fully appreciated. In brief it has a lounge, modern kitchen/breakfast room, conservatory and to the first floor three bedrooms and a modern bathroom. To the outside there is shared driveway and garden to the front and enclosed garden to the rear. The property also affords double glazing and gas central heating. The property is situated within easy reach of schools and shops.



Property entrance

Enter the property via a feature frosted double glazed door into the hallway.

Hallway

With built in storage cupboard with hanging and shelving, radiator and timber door to the lounge.

Lounge

16' 2" x 14' 6" (4.92m x 4.42m)

With carpet, two radiators, coal effect living flame gas fire with a marble hearth and timber mantle, television and telephone point, stairs to the first floor accommodation with under stair storage cupboard, timber door through to the kitchen and a double glazed window to the front elevation.

Kitchen/Breakfast Room

9' 11" x 14' 7" (3.02m x 4.44m)

Fitted with a range of modern gloss effect fronted base and wall units with roll edge work surfaces incorporating stainless steel sink and drainer with mixer tap over, space and plumbing for washing

machine, space for fridge freezer, integrated oven and hob with extractor hood over, part tiled walls, recessed spotlights, laminate flooring, space for table and chairs, double glazed window to the side elevation and double glazed doors leading to the conservatory.

Conservatory

12' 9" x 11' 11" (3.88m x 3.63m)

With double glazed windows to the side and rear elevations, double glazed French doors allowing access to the garden and laminate flooring.

First floor accommodation

Landing

With loft access, double glazed window to the side elevation, timber doors to bedrooms and bathroom.

Bedroom One

14' 6" x 8' 4" (4.42m x 2.54m)

With laminate flooring, radiator, fitted wardrobes, television point and a double glazed window to the front elevation.

Bedroom Two

11' 2" x 8' 3" (3.40m x 2.51m)

With laminate flooring, radiator, built in storage cupboard, television point and a double glazed window to the rear elevation overlooking the rear garden.

Bedroom Three

11' 0" x 5' 11" (3.35m x 1.80m)

With laminate flooring, radiator, storage cupboard housing the central heating boiler and a double glazed window to the front elevation.

Bathroom

Fitted with a modern suite in white comprising panel enclosed bath with wall mounted shower, mixer tap over and glass screen, pedestal wash hand basin with mono bloc mixer tap over, low level WC, fully tiled walls, chrome towel radiator, tiled flooring and a frosted double glazed window to the rear elevation.

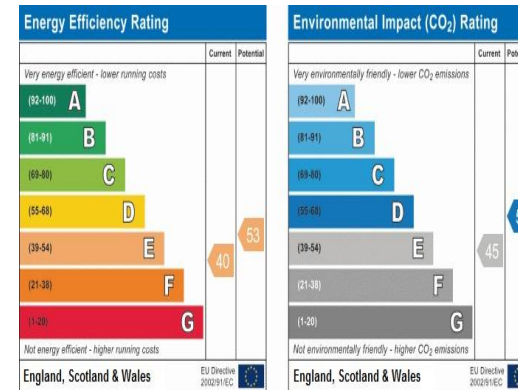
Exterior

Property approach

To the front of the property there is a driveway providing off road parking with lawned garden frontage with tree screening with a paved pathway to the property entrance.

Rear garden

To the rear of the property there is a panel enclosed private rear garden with patio area, steps leading to a raised decked area with space table and chairs, steps to a further lawned area with mature trees and shrubs, timber shed to the rear of the garden, a gate to the side gives access to the property approach.



Reference:
Rivington Avenue

Viewing Arrangements and Location

Viewings to be made strictly by appointment only through the agent.

From the office turn right and proceed along Woodchurch Road. Turn left at the lights onto Storeton Road. At the next set of lights turn left onto Townfield Lane. At the mini roundabout take the third exit onto Wethersfield Road. Turn right into Pleasington Drive and head to the top of this road. This is Rivington Avenue. Turn right and the property can be seen on your left hand side.

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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