



Glenavon Road, Prenton, CH43 0RD

welcome to

Glenavon Road, Prenton

Looking for your next project? This spacious three-bedroom semi-detached home is bursting with potential and offers generous living accommodation, requiring modernisation, this is a rare opportunity to create your dream home from the ground up. Viewing highly recommended!



Property Description

"Could This Be the Best Value Family Home on the Market?"

Offered to the market with NO ONWARD CHAIN, this spacious three-bedroom semi-detached property presents an exciting opportunity for buyers looking to put their own stamp on a home. Positioned in a convenient location close to shops, amenities and transport links, the property boasts excellent proportions throughout and is packed with potential for modernisation and improvement. The accommodation briefly comprises a welcoming entrance hall, a generous lounge, separate dining room and a fitted kitchen. To the first floor are three well-proportioned bedrooms, a family bathroom and separate WC. Externally, the property continues to impress with a driveway providing off-road parking, a detached garage, and a beautiful rear garden offering a fantastic space for entertaining, gardening enthusiasts or growing families. Whether you're a first-time buyer looking for a project, an investor searching for your next renovation opportunity, or a family wanting to create a forever home, this property offers endless possibilities.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Porch

With solid front door.

Entrance Hall

With solid front door and double-glazed window to the side. Radiator and storage understairs.

Lounge

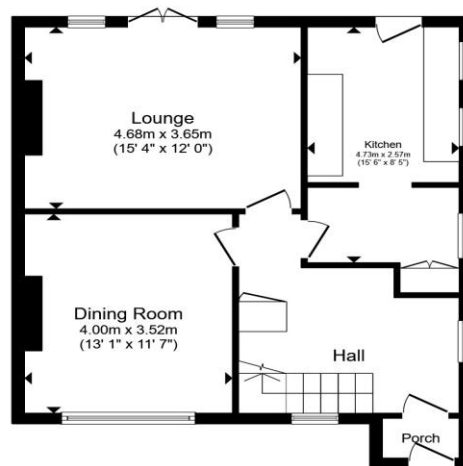
15' 4" x 12' (4.67m x 3.66m)

Double-glazed window to the front, radiator, gas fire and wall lights.

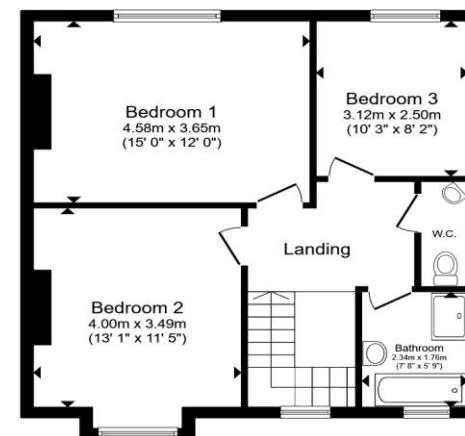
Dining Room

13' 1" x 11' 7" (3.99m x 3.53m)

Double-glazed patio doors to the rear and two double-glazed windows to the rear. Radiator, gas fire and wall lights.



Ground Floor



First Floor

Total floor area 115.7 m² (1,246 sq.ft.) approx

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.propertybox.io

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Kitchen

15' 6" x 8' 5" (4.72m x 2.57m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. electric oven and gas hob, fridge/freezer and washing machine. Central heating boiler. Wall lights, radiator, three double-glazed windows to the side and solid back door.

First Floor Landing Bedroom One

15' x 12' (4.57m x 3.66m)

Double-glazed window to the front and radiator.

Bedroom Two

13' 1" x 11' 5" (3.99m x 3.48m)

Double-glazed window to the rear, radiator and wall lights.

Bedroom Three

10' 3" x 8' 2" (3.12m x 2.49m)

Double-glazed window to the rear and radiator.

Bathroom

Comprising bath, shower cubicle and wash hand basin. Airing cupboard, loft access, radiator and double-glazed window to the front.

Separate W.C

Comprising WC, wash hand basin and double-glazed window to the side.

Outside To The Front

Driveway to the front for up to three cars.

Rear Garden

Rear garden with lawn and flagstone areas, outhouse, trees and shrubs to garden borders.

Outbuilding

With barn style door to the front.



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welcome to

Glenavon Road, Prenton

- Three Bedroom Semi-Detached Property
- Requiring Modernisation
- Spacious Lounge & Separate Dining Room
- Kitchen
- Bathroom & Separate W.C

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116873 - 0002

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.

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