



3 Ashley Avenue, Wirral, CH47 7BH

Offers over £355,000

A Stunning Semi Detached Family Home in a Quiet Cul De Sac

Welcome to this beautifully modernised and extended semi detached property, the ideal family home set in a peaceful cul-de-sac.

Step inside, and you'll find tasteful décor throughout. The property briefly comprises:

Ground Floor: A welcoming porch opens to the entrance hallway, leading to a cosy living room featuring a gas fire and fitted shutter blinds. At the rear, discover a modern fitted kitchen with built-in appliances, seamlessly open to the dining area and family room. The family room boasts Karndean flooring and a charming multi fuel fire, creating the perfect space for relaxing or entertaining.

Upper Levels: Three well proportioned bedrooms and a stylish family bathroom complete the upper floor.

Externally, the property offers:

Off Road Parking: A driveway accommodating two cars and access to a garage.

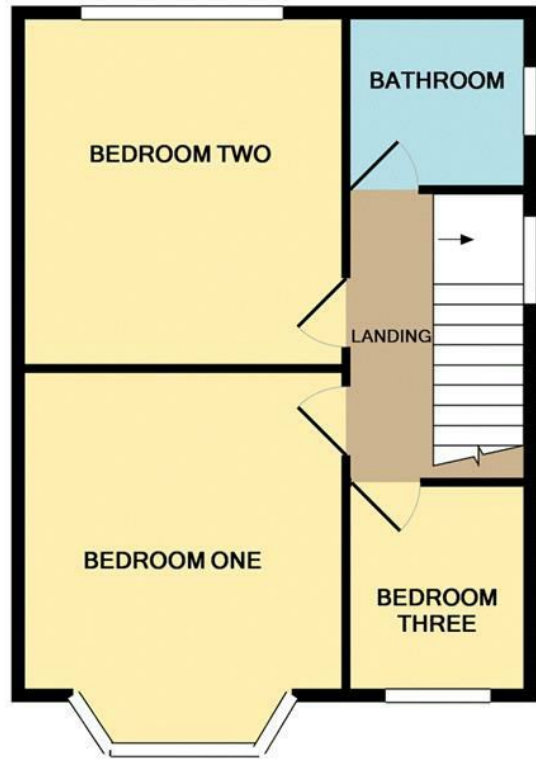
Landscaped Rear Garden: A delightful outdoor space with a decked area accessed via patio doors, perfect for entertaining, alongside Astro turf and Indian stone for easy maintenance.

Prime Location: Conveniently situated near local shops, parks, and schools, the property is also within walking distance of the promenade, offering a fantastic lifestyle opportunity.

- Semi detached Home
- Karndean flooring
- Quartz worktops
- Beautiful landscaped garden
- New boiler installed in 2023 with 10 year Warranty
- Electric Car charger
- No nowards chain
- Gas fire
- New column radiators to ground floor rooms
- Sought after location



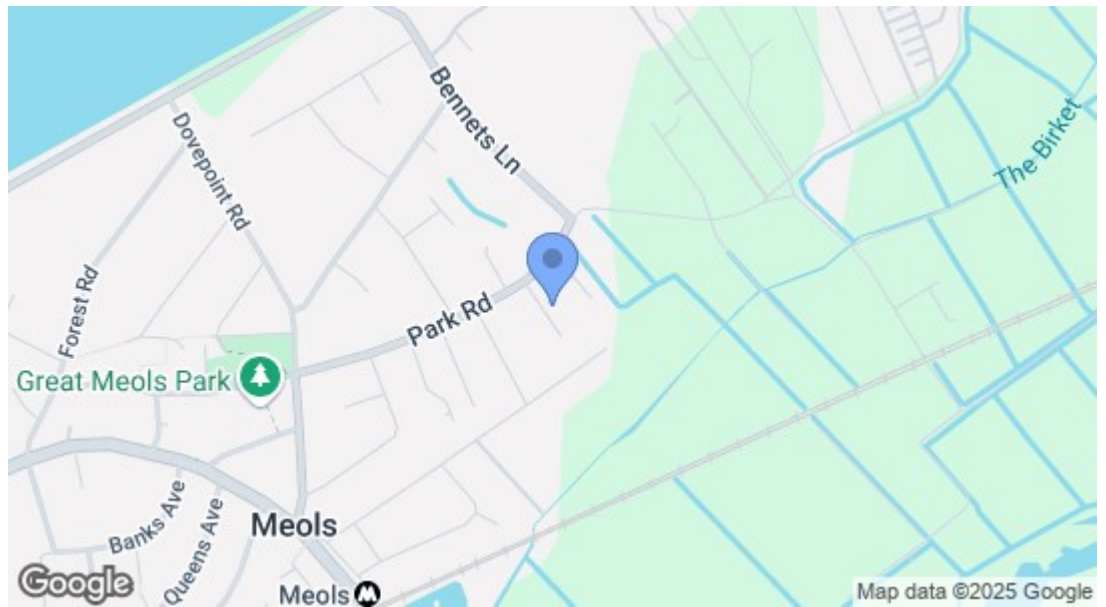
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW
 Tel: 0151 709 9638
 sales@bluerowhomes.co.uk
 www.bluerowlettings.com

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