



Singleton Avenue, Prenton, CH42
£170,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

This is a superb three bedrooomed mid terrace property - superb for its room sizes - for its separate receptions - for its larger than anticipated 'yarden' - for its specifically great NO CHAIN status...

This has been a well looked after home for the last 10 years; we've got two really good sized receptions - a bay fronted sitting room, and a rear dining room with patio doors leading out to the 'yarden' - which is majority decked and is a) low maintenance and b) smart to look out to and c) far bigger than you'd expect of a terrace home. We just know that you'll be barbecuing a plenty out here!

We've the kitchen, too, home to a collection of units, work tops and integrated oven - space for your white goods - and with accessible combi' boiler too. Note the space to the hallway, too - room under the stairs, certainly, for a piece of furniture and plenty of room for the family's outdoor wear.

Upstairs we've three generous bedrooms as well as a very smart, recently refitted bathroom.

In summary, we have a well presented, vacant property which has a good feeling of space - accentuated by its high ceilings and decent outside area. Call to book your inspection.

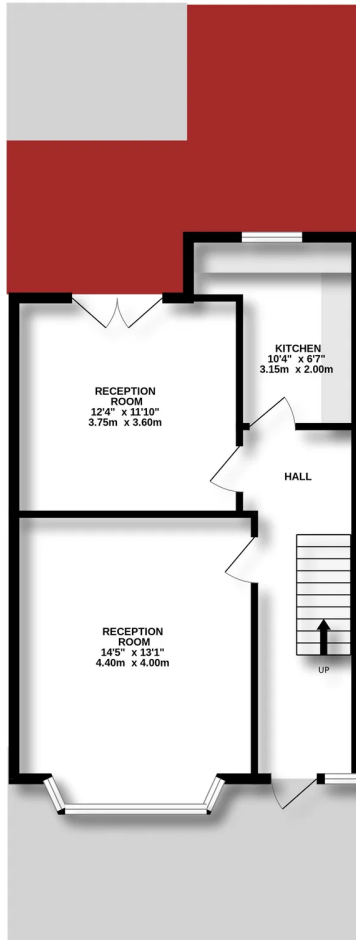
Council Tax Band: A



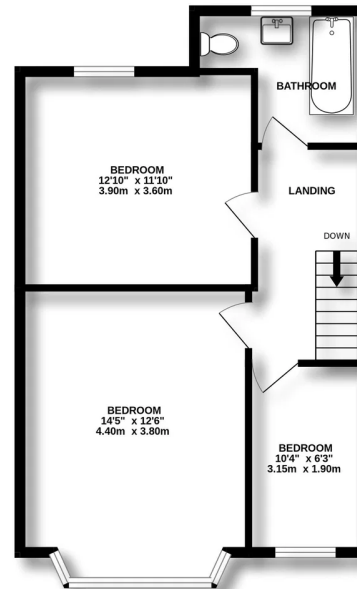




GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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- Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
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