



Aylesbury Avenue, Prenton

£220,000



LESLEY HOOKS
ESTATE AGENTS





This light and airy semi-detached home is perfect for first-time buyers or growing families looking for comfort and convenience. Beautifully presented throughout, the property benefits from uPVC double glazing and a combi-fired gas central heating system. The welcoming hallway leads into a spacious lounge with a charming bay window, seamlessly opening into a bright sitting room with double doors that flow out to the garden – ideal for entertaining or relaxing with family. The fitted kitchen offers a practical and stylish space for everyday living. Upstairs, you'll find three well-proportioned bedrooms and a modern, fully tiled three-piece shower room. Outside, the property boasts a driveway providing off-road parking for two cars, a garage, and to the rear, a delightful garden complete with a patio area, external power point, and water tap – perfect for outdoor dining and family fun. Set in a popular residential area, this lovely home is within walking distance of local shops, well-regarded schools, and excellent transport links, making it a fantastic choice for those wanting a blend of comfort and convenience. Council tax band B. Freehold.



Hallway

11'1" (3.38m) x 6'1" (1.85m)

Lounge

12'5" (3.78m) x 11'10" (3.61m)

Sitting Room

11'11" (3.63m) x 10'9" (3.28m)

Kitchen

13'9" (4.19m) x 6'9" (2.06m)



Bedroom One

12'7" (3.84m) x 11'10" (3.61m)

Bedroom Two

11'11" (3.63m) x 11'10" (3.61m)

Bedroom Three

7'10" (2.39m) x 6'1" (1.85m)

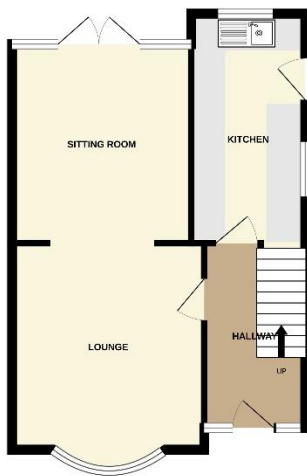
Bathroom

7'2" (2.18m) x 5'8" (1.73m)





GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C	72	
(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

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.