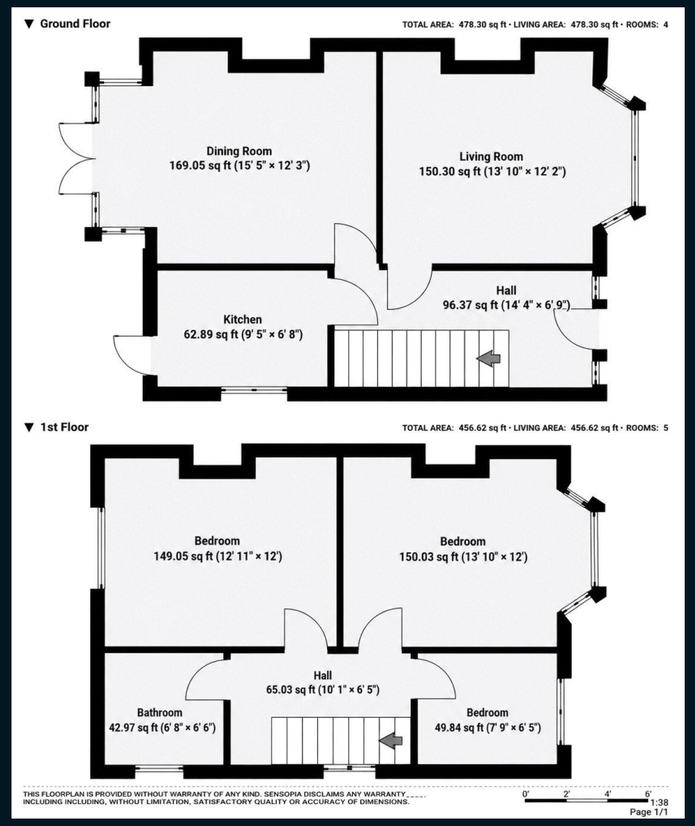
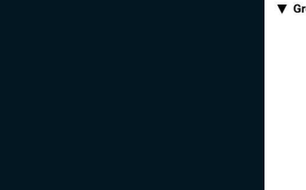




Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. 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, the 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.

rightmove The Property Ombudsman

CONTACT

If you are interested in arranging a viewing, please contact BFL West Kirby on:

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part of the venmore group



Cranbourne Avenue, Hoylake
Asking Price: £260,000

- Three-bedroom semi-detached home
- Two spacious reception rooms
- Bay-fronted lounge with feature fireplace
- Kitchen with scope to open up or extend
- Modern family bathroom
- Private rear garden with brick-built outbuilding
- Highly sought-after Meols location near schools, amenities and promenade
- Freehold - Council tax band C















Set within a popular and well-established part of Meols, this three-bedroom semi-detached property presents an appealing blend of period character, generous living accommodation and exciting potential for future improvement.

The ground floor provides two separate reception rooms, giving the home flexibility for both everyday family life and entertaining. The front lounge benefits from an attractive bay window and feature fireplace, creating a particularly welcoming focal point while retaining the charm associated with a traditional home.

To the rear, the kitchen provides a practical base with plenty of opportunity for a new owner to modernise or reconfigure the space. There is clear potential to create a larger, more contemporary kitchen/dining area by opening up the existing layout or considering an extension, subject to the appropriate permissions.

The first floor offers three bedrooms alongside a modern family bathroom, fitted with a corner bath and shower over.

Outside, the property enjoys a private rear garden, complemented by a substantial brick-built outbuilding/store. This useful additional space could serve a variety of purposes, from garden storage to a workshop or hobby area.

The location is a particular highlight. Meols is highly regarded for its attractive surroundings and excellent access to the coast, while this property is conveniently placed for Great Meols Primary School, local shops and cafés, Meols railway station and the nearby promenade.

Whether you're looking for a family home with scope to make your own mark or a property with longer-term potential, this is an opportunity worthy of closer inspection.











