

Gilwell Avenue, Wirral, Merseyside

Asking Price: £250,000

Clive Watkin











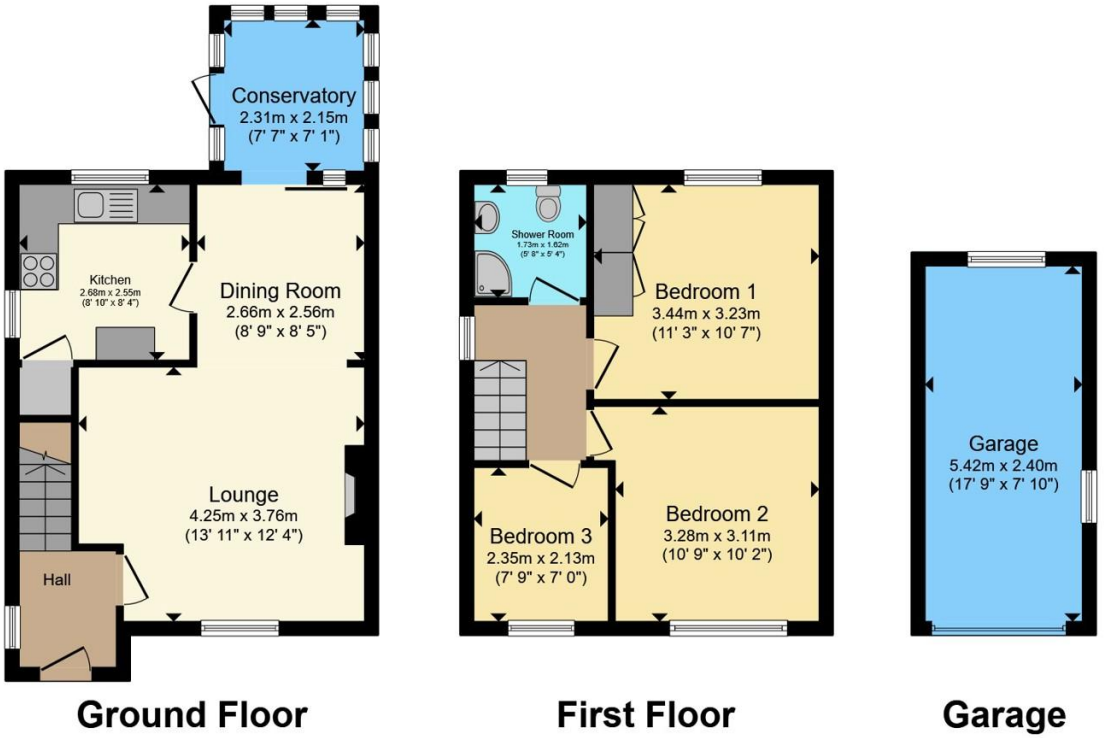


Attractive Three-Bedroom Detached Family Home in a Quiet Cul-de-Sac Setting
Nestled within a peaceful residential cul-de-sac in Moreton, this well-proportioned three-bedroom detached family home presents an excellent opportunity for buyers seeking generous outdoor space, and convenient access to a wide range of local amenities.
Ideally positioned, the property is within easy reach of Moreton's shops, schools, and transport links, while the nearby M53 motorway provides excellent connectivity to Liverpool and the wider motorway network, making it a superb choice for commuters and families alike.
The accommodation briefly comprises an entrance porch with staircase leading to the first-floor accommodation. A doorway opens into the spacious lounge, which flows seamlessly into the dining area, creating an ideal space for both everyday family living and entertaining. The fitted kitchen is accessed from the dining area and there is a conservatory, which enjoys pleasant views over the garden and provides direct access to the rear outdoor space.
To the first floor are two generously sized double bedrooms, a well-proportioned third bedroom, and a modern family shower room.
Externally, the property benefits from off-road parking and an attractive low-maintenance front garden. To the rear, the impressive garden offers a substantial lawned area alongside an extensive paved patio, providing the perfect setting for outdoor dining, entertaining, or family enjoyment. The patio also provides convenient access to the garage.
Combining excellent family accommodation, generous gardens, and a sought-after residential location, this attractive detached home is sure to appeal to a wide range of buyers.

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







Ground Floor **First Floor** **Garage**

Total floor area 89.6 m² (964 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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Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

T: 0151 625 0900
E: westkirby@clivewatkin.com
11 Banks Road, West Kirby, Wirral, CH48 0QX

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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