



Dewhill Avenue, Whiston

Guide Price: £190,000 to £200,000



THREE Bedroom Semi-Detached Home on a Generous Corner Plot! Situated in the ever popular area of Whiston, this fantastic Three Bedroom semi-detached property is an ideal purchase for FIRST TIME BUYERS , INVESTORS or GROWING FAMILIES alike. Being perfectly positioned close to local amenities, excellent transport links and within catchment for well-regarded schools, this home offers both convenience and lifestyle. The accommodation briefly comprises a cosy Lounge, separate Dining room and a fitted Kitchen with space for appliances. A purpose-built lean-to provides additional Utility space, while an outhouse with full electrics offers excellent extra storage. To the first floor, there is a modern Family Bathroom suite complete with bath and shower over, two double Bedrooms and a generously sized third Bedroom which could be used as a Nursery, Home office or Guest room. Externally, the property continues to impress. The rear garden is low maintenance being finished with astro turf. The substantial front & side lawn, thanks to the generous corner plot, offers potential to create additional parking (STP). There is also a detached garage with access from Westby Crescent, along with off-street parking in front of the garage. Offering space, versatility and plenty of potential, this is a home not to be missed. Early viewing is highly recommended!***

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ACCOMMODATION

- Three Bedroom Semi Detached House
- Generous CORNER PLOT with detached garage and off street parking!
- Lounge & separate Dining Room
- Kitchen with additional Utility Area
- uPVC Double Glazed throughout & NEW roof fitted in 2020
- Current EICR & Gas Safety Certificates available for buyers peace of mind.
- Modern Bathroom Suite
- Virtual Viewing Available!



GROUND FLOOR
544 sq. ft. (50.5 sq. m.) approx.

1ST FLOOR
413 sq. ft. (38.4 sq. m.) approx.




TOTAL FLOOR AREA: 956 sq. ft. (88.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/20



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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		83	
(81-91)	B			
(69-80)	C		62	
(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		
www.epc4u.com				

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