

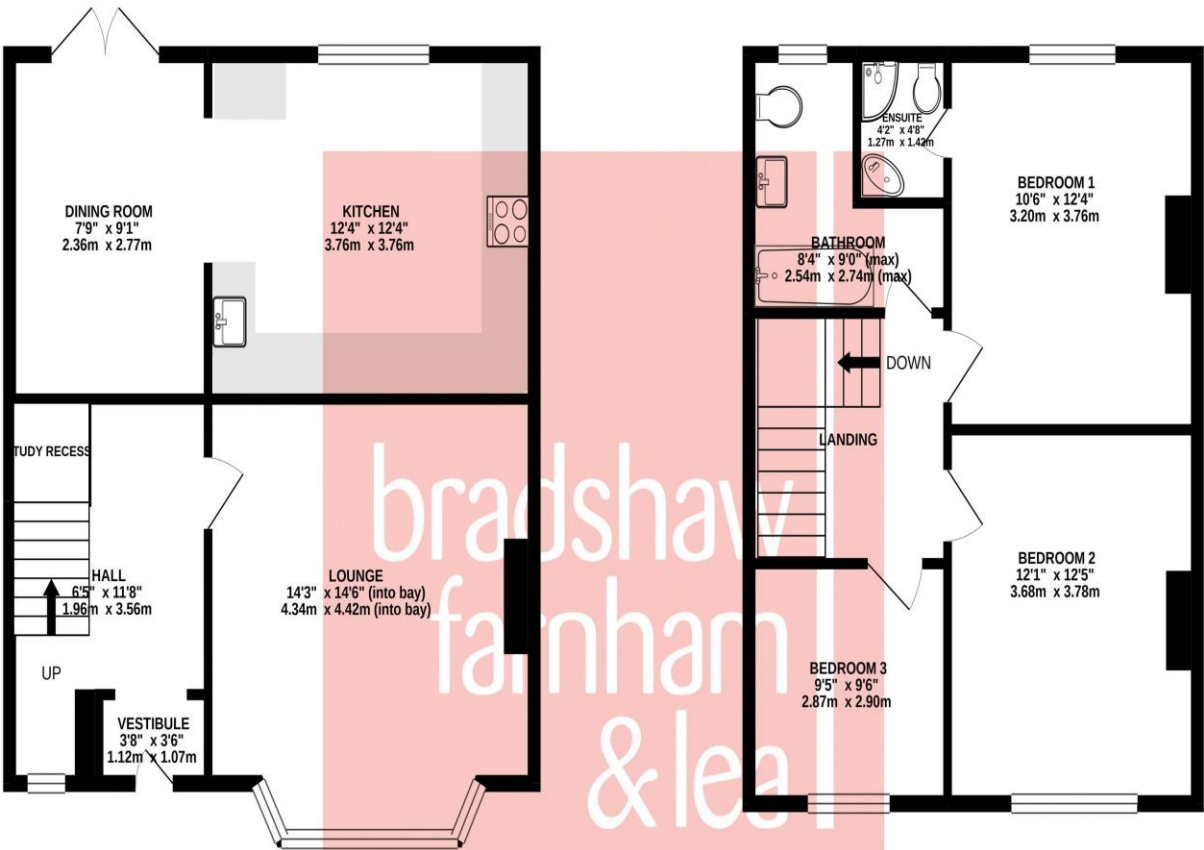
Explore the property...

EPC & Floor Plans

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



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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Tenure: Freehold

The Small Print...

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, 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.

Contact Bradshaw Farnham & Lea - West Kirby  
Call - 0151 625 8844  
Email - westkirby@bflhomes.co.uk  
Visit - 18 The Crescent West Kirby



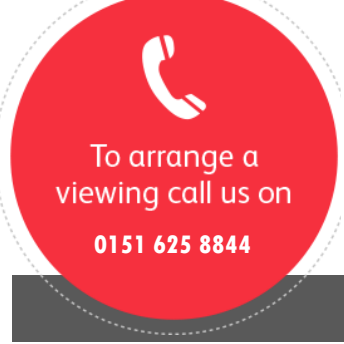
48 Groveland Avenue  
CH47 2DR

£269,950

bradshaw  
farnham  
& lea



- delightful end of row period home
- three bedrooms, one en-suite
- lounge with wood burner
- dining kitchen with doors to garden
- walled courtyard garden with store
- many features must be viewed





## About the property...

Situated within a well established residential neighbourhood, within close and convenient proximity to Hoylake town and all its amenities, this charming end of row period home simply must be viewed within to truly appreciate both the deceptively spacious accommodation and the high specification of finish that features throughout. The current owners have taken exceptional care and attention in the re-designing and re-furbishing of the property to create a warm and welcoming home comprising in brief of vestibule entrance to hallway with study area and book shelving, spacious lounge with bay window and cast iron wood burner fitted, rear dining room with french doors out to the courtyard garden, through to the fitted kitchen, first floor with three well proportioned bedrooms, one of which features a delightful en-suite shower room and further bathroom. The rear enclosed walled courtyard garden enjoys a fantastic, 'sunny' aspect throughout the seasonal summer months, with a substantial brick outhouse completing the brief.

## About the location...

From the Agent's office along Meols Drive in the direction of Hoylake. Go straight ahead at the roundabout and take the sixth turning on the left into Shaw Street and proceed along taking the third turning on the left into Groveland Avenue. The property is situated on the left hand side of the road.

