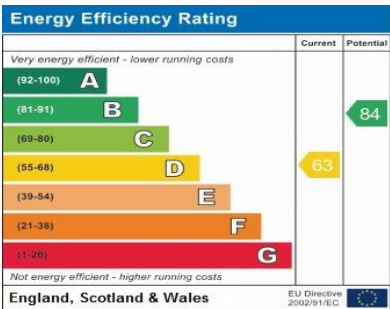


Explore the property...

EPC & Floor Plans



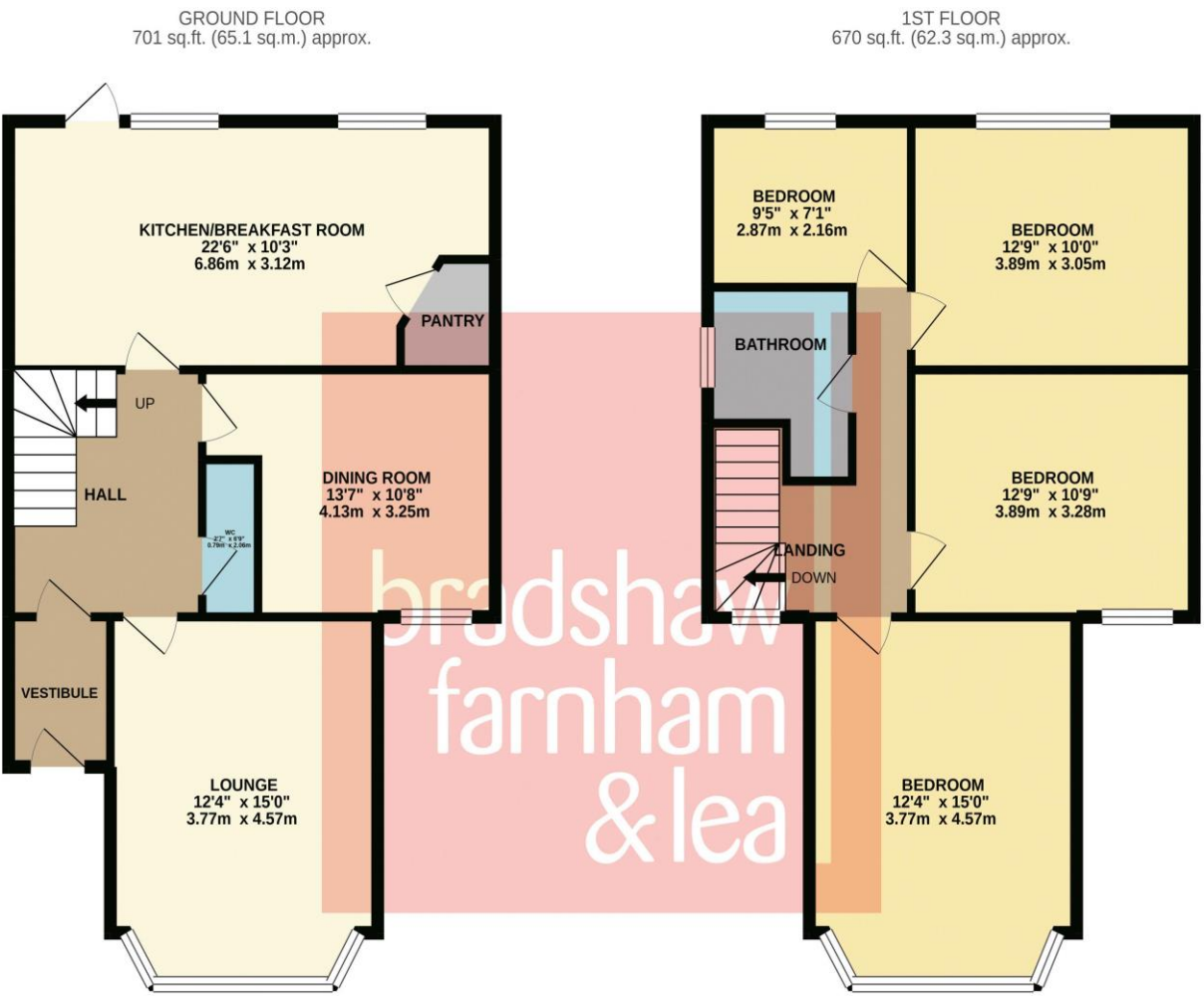
Address:  
Hawarden Avenue



20 Hawarden Avenue,  
Wallasey, CH44 0AW

£195,000

bradshaw  
farnham  
& lea



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 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 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:



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 - Moreton  
Call - 0151 678 9760  
Email - [moreton@bflhomes.co.uk](mailto:moreton@bflhomes.co.uk)  
Visit - 256 Hoylake Road Moreton



- Four Bedrooms
- Semi Detached
- Two Reception Rooms

- Spacious Kitchen / Breakfast Room
- Downstairs WC
- Rear Courtyard



About the property...

Bradshaw Farnham and Lea are pleased to offer for sale this impressive four bedroom semi-detached family home situated adjacent to Central park. The property is conveniently placed within walking distance of the vast range of shops and amenities that Liscard has to offer and is well placed for local schooling and frequent bus routes and only a short distance to the M53 motorway approach and Liverpool tunnel entrance. Internally the ground floor briefly comprises; entrance vestibule, spacious entrance hall, lounge, downstairs WC, dining room and a spacious kitchen/ breakfast room with walk in pantry. To the first floor there is a landing giving access to the four bedrooms and family bathroom. Externally the property boasts enclosed front and rear courtyards and there is on street parking available. There are many notable features and these include central heating, double glazing, hive central heating control and smart meters. Early viewing of this deceptively spacious family home is highly recommended to fully appreciate what is on offer. Council Tax Band A.

About the location...

From Liscard Village turn left onto Wallasey Road, keep right and continue onto Liscard Village. Turn right onto Liscard Crescent bearing right through the one way system. Keep left and turn left at the fork onto Liscard Road, continue and turn left onto Hawarden Avenue where the property can be found on right.

