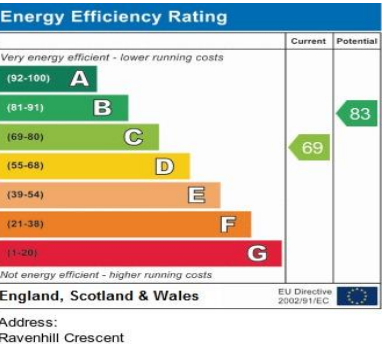


Explore the property...

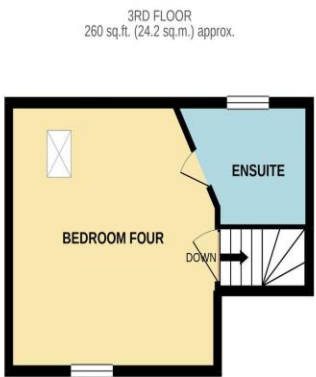
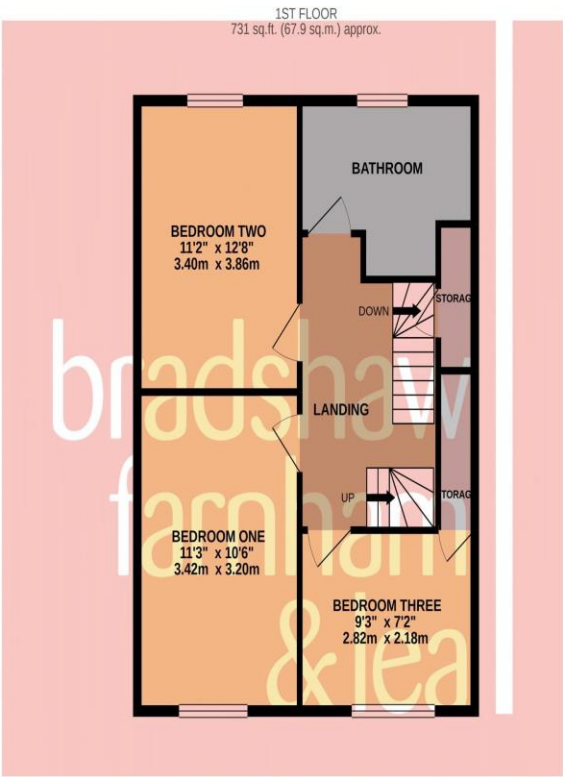
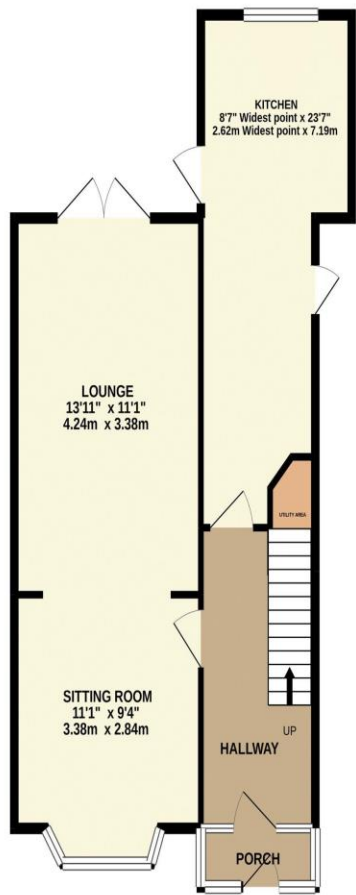
## EPC & Floor Plans



40 Ravenhill Crescent, Leasowe  
CH46 3RQ

£179,950

bradshaw  
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& lea



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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  
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- Driveway Parking

- Extended Kitchen
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About the property...

A well presented and maintained extended four bedroom mid Terrace located in a popular residential location in Leasowe. The property has been modernised throughout by its current owner to include a kitchen extension, new kitchen, new bathroom, decorating and flooring. In brief the accommodation comprises; Entrance porch, Entrance Hall, sitting area open to the lounge and a large extended Kitchen to the ground floor. To the first floor are Three Bedrooms and the modern family bathroom. Bedroom Four is located in the loft room and benefits from having an en-suite shower room. Additional benefits include Gas Central Heating, Double Glazing, Landscaped Rear Garden and Off Road Parking. An early inspection is highly recommended to appreciate what the property has to offer.

About the location...

From our office turn right onto Hoylake Road, take the second exit on the roundabout then turn right onto Reeds Lane, turn right into Blackheath Drive and then follow the road which turns into Murrayfield Drive, turn left into Ravenhill Cresnet.

