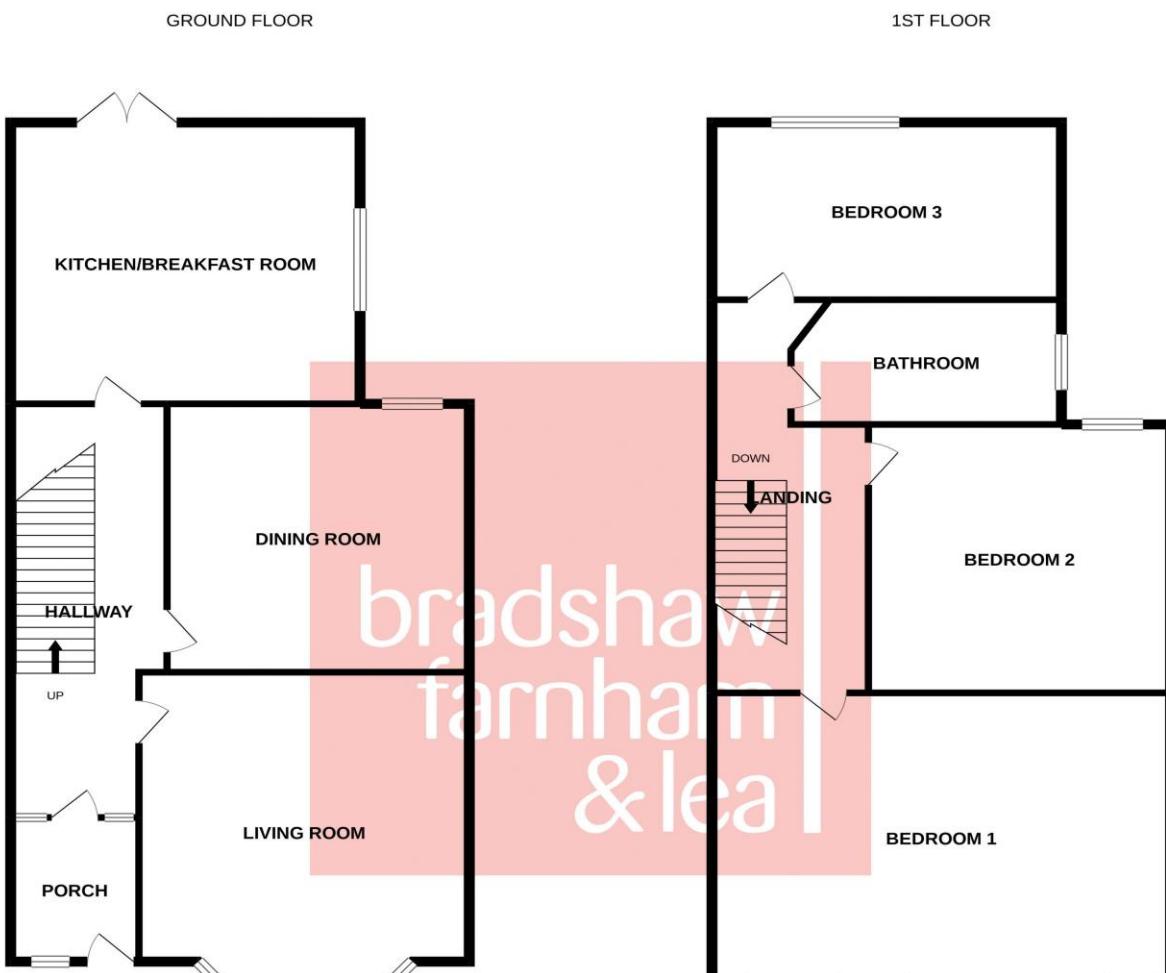


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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...

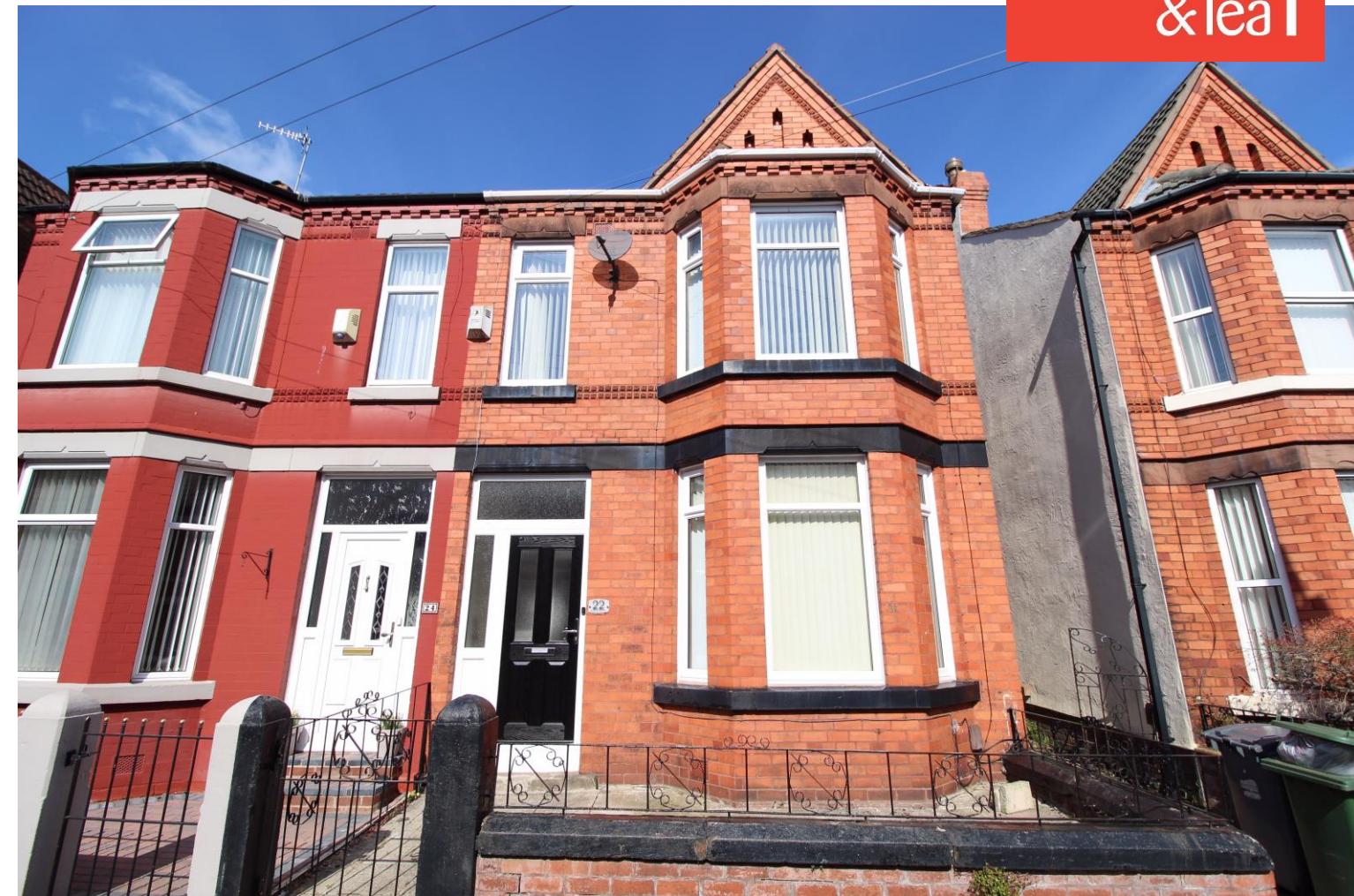
Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. 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.

22 Kirkland Avenue

CH42 6QF

£150,000

bradshaw  
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- Three double bedrooms
- Large modern kitchen
- Semi-detached home

- Well presented throughout
- Sought-after location
- Private rear yard

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## About the property...

The perfect first time home! Located on the ever popular Kirkland Avenue in Tranmere is this spacious, three bedroom, semi-detached home. Just a stone throw away from Victoria Park, this home is truly in a perfect location. Close to local amenities, reputable schools and great transport links, this is not one to be missed. Once inside the property a bright hallway welcomes you in with all relative rooms leading off. The front living room offers a stunning large bay window which floods in natural light and a further reception room which can be used as a dining room is to the rear of the property and a spacious modern kitchen with a breakfast bar finished off the ground floor with a set of French doors out to the rear yard. To the first floor are three double bedrooms and a modern family shower room. The main bedroom is arguably the most eye catching room on this floor with an abundance of space and a bay window which floods in natural light. The rear of the property is a private rear yard which is a great space to use for entertaining.



## About the location...

From the office turn right and proceed along Woodchurch Road. At the lights turn right into Storeton Road. At the first set of lights turn left onto Prenton Road West. Continue across the next set of lights and turn right onto Greenway Road. At the roundabout take the second exit onto Bebington Road. Just after the shops take your second right in to Kirkland Avenue. The property can be found on your right hand side.

