

Explore the property...

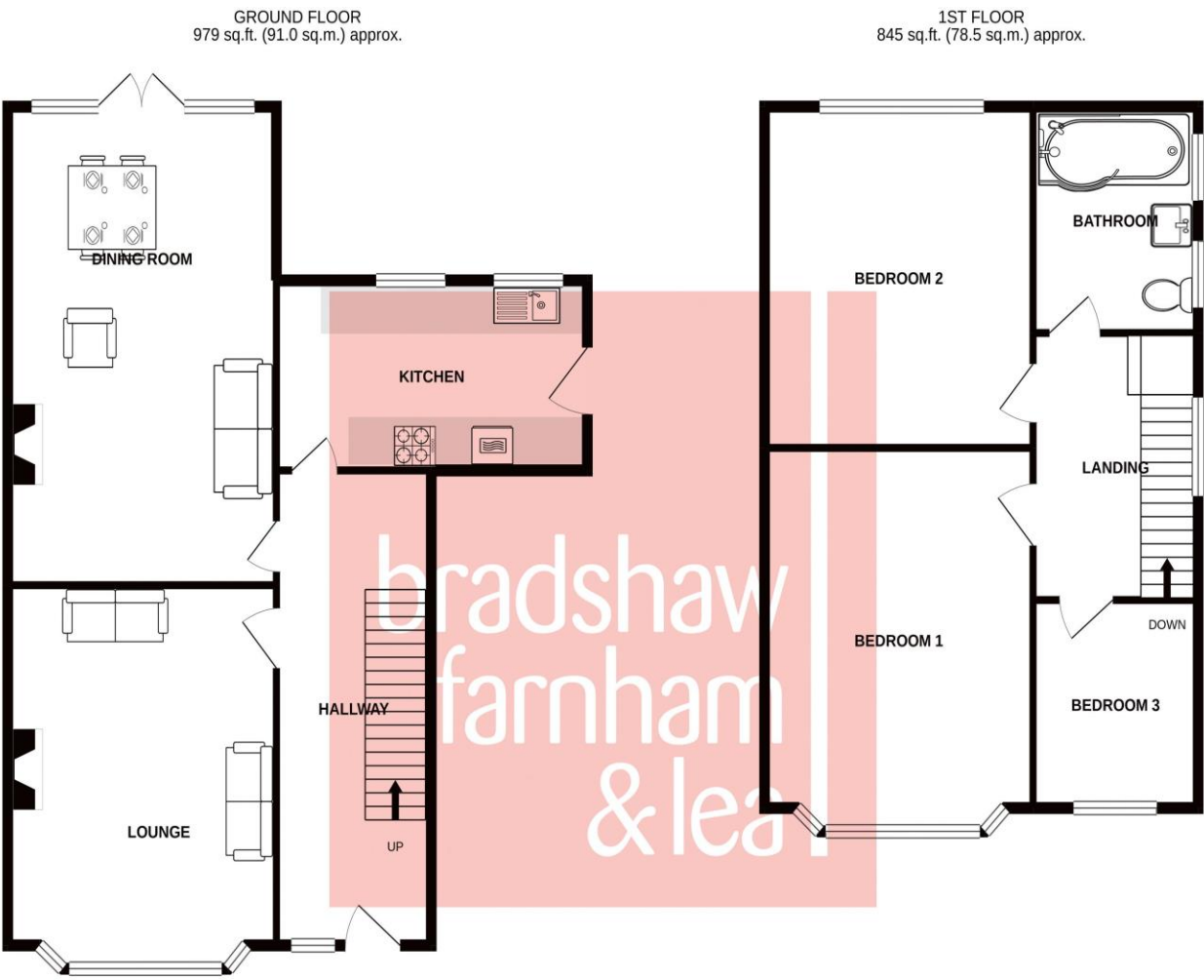
EPC & Floor Plans



Garth Boulevard  
CH63 5LS

£265,000

bradshaw  
farnham  
& lea



TOTAL FLOOR AREA : 1824 sq.ft. (169.5 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: 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 - Prenton  
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Visit - 357 Woodchurch Road Prenton



- Three bedrooms
- Off-road parking
- Well presented throughout

- Extended semi-detached home
- Popular location
- Private rear garden

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## About the property...

Extended family home! Found on the tree lined road of Garth Boulevard in Higher Bebington is this beautiful semi-detached home and is definitely not one to be missed. Just a short walk from amenities and transport links this home also falls under catchment areas for some great schools. With both the dining room and kitchen both extended gives this house the extra space a family really needs. To the ground floor is a bright entrance hall welcoming you into the property. The front living room offers a beautiful bay window which allows the light to flood in and the extended back reception room with a dining area has stunning French doors leading out on to a rear patio area. The kitchen is both modern and extended with integrated appliances and access out to the side of the house. The first floor offers three good size bedrooms, two doubles and one single. The main front bedroom benefits too from a bay window giving it a spacious feel. The modern family bathroom tops off the first floor with access to the loft from the landing. The outside of the property has a good size driveway to the front with space for at least two cars and leads up to a garage which is perfect for storage. The rear garden is private and very well kept, mainly laid to lawn with a patio area that is perfect for entertaining.

## About the location...

From the office on Woodchurch Road, continue to the first set of lights and turn right on to Storeton Road. Continue down Storeton Road through the lights onto Mount Road. Continue straight over the roundabouts to continue on Mount Road, then take the first left onto Broadway. At the roundabout take the second exit on to Kings Lane and then head west on Kings Lane towards Garth Boulevard. Turn right and the property can be seen.

