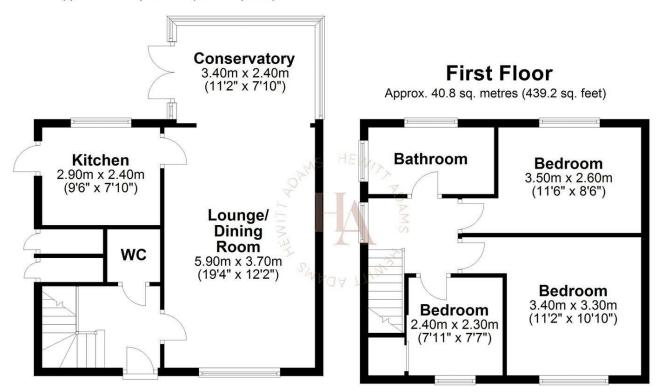






## **Ground Floor**

Approx. 48.1 sq. metres (517.5 sq. feet)



Total area: approx. 88.9 sq. metres (956.7 sq. feet) For illustration purposes only - not to scale



# Hazeldene Avenue, Thingwall, Merseyside CH61 7XX

£250,000







\*\*Three Bedroom Semi - Perfect For First Time Buyers - Sold With No Chain!\*\*

Step inside this immaculately presented, ultra-stylish three bedroom semi-detached home in one of Thingwall's most popular spots — the perfect place for first-time buyers ready to step straight onto the property ladder with zero fuss and maximum wow-factor!

Beautifully updated and maintained by the current owners, this home is turn-key ready, boasting fresh, modern décor and bright, inviting spaces throughout. The ground floor welcomes you with a light and airy hallway leading to a generous through lounge-diner, ideal for cosy nights in or entertaining friends. A sunny conservatory offers an extra spot to relax, while the sleek, well-fitted kitchen completes the contemporary vibe.

Upstairs you'll find two spacious double bedrooms, a well-proportioned third bedroom, and a stylish four-piece bathroom suite that's perfect for unwinding.

Outside, this home continues to impress with ample off-road parking, double glazing, gas central heating, and a beautifully landscaped rear garden. With a sunny aspect, a smart patio area, and colourful, well-stocked borders, it's a private haven ready for summer living.

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#### Front Entrance

Into;

#### Hall

Staircase, radiator, power points, cupboard

### Lounge & Dining Room

Double glazed window, radiator, power points, double glazed doors into the conservatory

#### Kitchen

Modern stylish kitchen with wall and base units, inset sink, integrated fridge and freezer, integrated dishwasher, double glazed window, side door to garden

#### Conservatory

Overlooking the garden. Double glazed windows and doors.

#### **UPSTAIRS**

#### Bedroom One

Fitted wardrobes, radiator, power points

#### **Bedroom Two**

Double glazed window, radiator, power points

#### **Bedroom Three**

Double glazed window, radiator, power points

#### Bathroom

Modern stylish bathroom with bath, shower, low level w.c, wash hand basin, fully tiled, double glazed window, towel

#### **EXTERNALLY**

Front Aspect - Generous two car driveway

Rear Aspect - Patio, lawned garden

















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