



**BARRINGTON CADDICK**  
Estate Agents & Lettings Ltd

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## Ground Floor Flat with Private Garden 31 Cross Hey Avenue , Prenton, CH43 9JA

£125,000





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## Sat Nav :

Sat Nav: For Satellite Navigation the postcode is : CH43 9JA

## Accommodation Comprising :

A white UPVC doubled glazed self contained front door giving access into the entrance hallway. Also a half glazed UPVC double glazed side door providing a very useful storage unit.

## Entrance Hallway :

A long entrance hallway, with a single panelled radiator, an extremely useful under stairs recess cupboard and a separate airing cupboard.

## Rear Lounge/Dining Room :

8'0 x 14'3 (2.44m'0.00m x 4.27m'0.91m)

This lovely bright and spacious room enjoys white UPVC double glazed french doors leading out into the large private and south facing rear garden, space for a dining table and single panelled radiator.

## Kitchen :

8'6 x 8'9 (2.44m'1.83m x 2.44m'2.74m)

A good sized kitchen, incorporating a stainless steel sink unit with single drainer and chrome mixer taps, an excellent range of wall and base units, drawers and work top surfaces. With a gas cooker point, plumbing for a washing machine, space for a fridge/freezer, white UPVC double glazed picture window overlooking the rear garden, ceramic tiled walls, single panelled radiator and wall mounted Worcester gas central heating boiler.

## Front Bedroom 1 :

9'4 x 12'3 (2.74m'1.22m x 3.66m'0.91m)

An excellent sized main bedroom, with a white UPVC double glazed picture window overlooking the front garden and single panelled radiator.

## Front Bedroom 2 :

6'6 x 9'3 (1.83m'1.83m x 2.74m'0.91m)

Offering a white UPVC double glazed picture window and single panelled radiator.

## Combined Bathroom :

A traditional white coloured suite, including a low level WC, ceramic pedestal wash hand basin and panelled bath with a Triton electric shower above. With a white UPVC double glazed picture window, single panelled radiator and ceramic tiled walls.

## Rear Garden :

A stunning feature and a very rare inclusion with a ground floor flat. The unique, large and South facing garden is a beautiful feature, comprising of a shaped lawn surrounded by concrete post wood panelled fences, borders stocked with flowering shrubs, large garden shed with pitched roof, concrete patio which is perfect for entertaining and barbecues, double side wooden gate giving additional access into the rear and providing extra off road parking for one vehicle as the enclosed pictures demonstrate.

Enjoying a Southerly aspect with the sun streaming across the rear and into the lounge, with a side passageway providing bin storage.

## Ground Rent & Lease :

A Lease of 999 years beginning in 1970.

£20.00 per annum Ground Rent.

There are no Maintenance Charges.

**Additional Parking :**

To the side of the flat there is a communal car park with an allocated space for Flat 31

**Council Tax :**

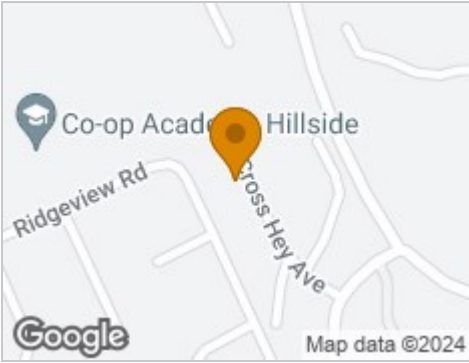
2023-2024 Council Tax band is 'A' £1,438.71 Per Annum

**Note :**

Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.



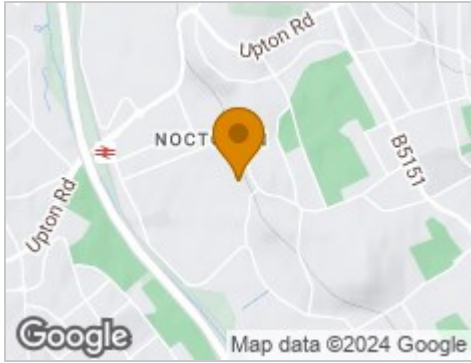
Road Map



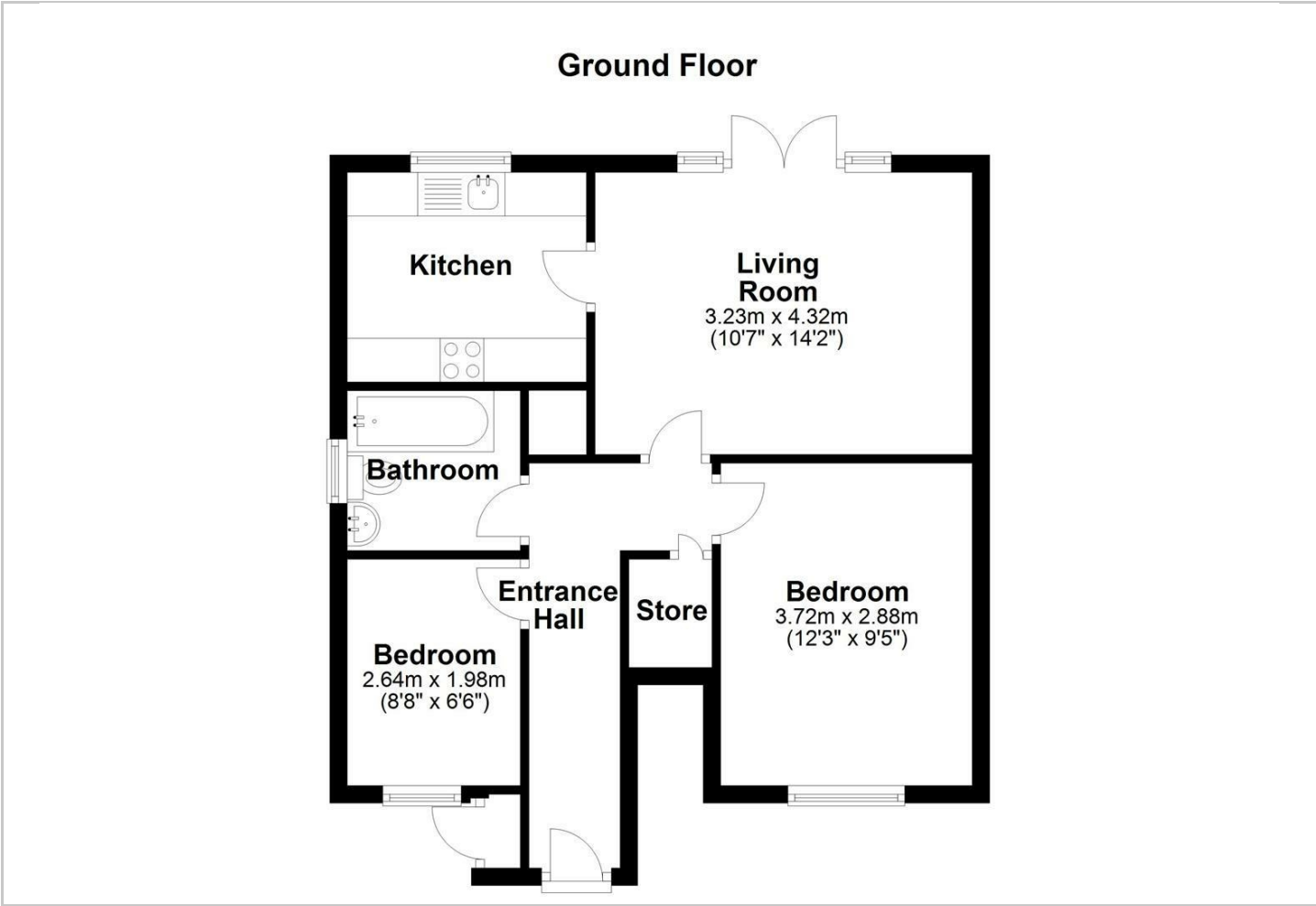
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Prenton Office on 0151 608 0066 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

