

FOR SALE

Offers in Excess of £380,000

Donne Avenue, Spital, Wirral. CH63 9YH



The perfect family home! Tucked away in Donne Avenue is this four bedroom detached home that ticks every box for a growing family. From its close proximity to both primary and secondary schools to the spacious living accommodation throughout, the vendors have extended the property appropriately to make this the ideal upsizer for a buyer. Sit on the ever popular Poulton Royd estate, this is not one to be missed.

Ground Floor

Entrance Hallway

WC

Lounge

12' 4" x 19' 10" (3.76m x 6.05m)

Dining Room

15' 5" x 18' 10" (4.70m x 5.74m)

Kitchen

16' 8" x 8' 10" (5.08m x 2.69m)

Utility Room

7' 10" x 6' 8" (2.39m x 2.03m)

Garage

7' 10" x 12' 8" (2.39m x 3.86m)

First Floor

Bedroom

12' 2" x 11' 9" (3.71m x 3.58m)

En-Suite

3' 11" x 6' 3" (1.19m x 1.91m)

Bedroom

11' 5" x 8' 10" (3.48m x 2.69m)

Bedroom

8' 4" x 12' 1" (2.54m x 3.94m)

Bedroom

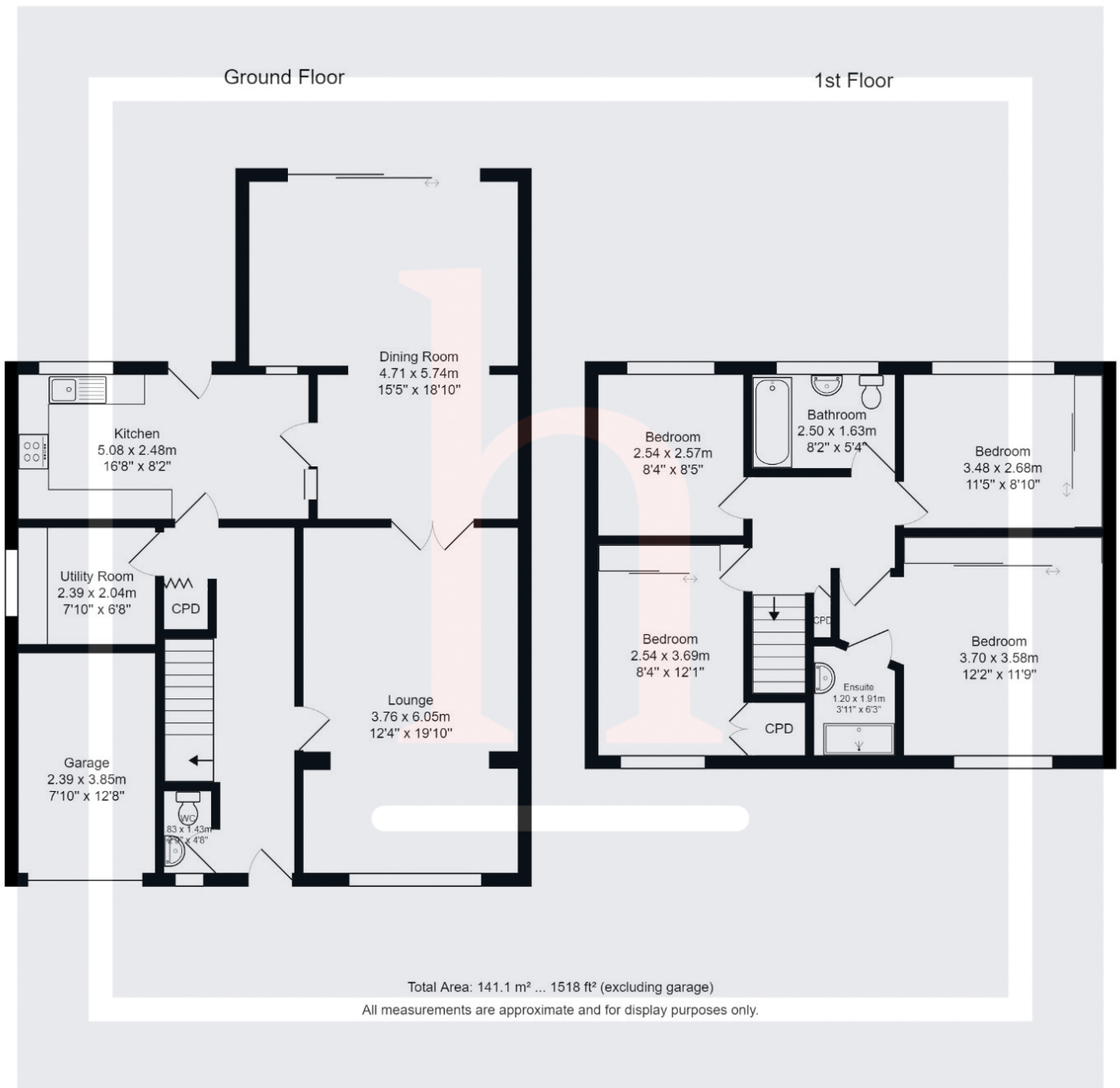
8' 4" x 8' 5" (2.54m x 2.57m)

Bathroom

8' 2" x 5' 4" (2.49m x 1.63m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	