

**FOR SALE**



**Dewhill Avenue, Whiston**  
**Guide Price £190,000**

**MARTIN&CO**





## Dewhill Avenue, Whiston

3 Bedrooms, 1 Bathroom

**Guide Price £190,000**

- Three bedrooms
- Off road parking
- No chain
- Popular location
- Spacious

GUIDE PRICE £190,000 - £200,000. This charming three bedroom semi-detached home is offered with no chain involved, making it an attractive prospect for potential buyers. Situated in the popular and sought-after location of Whiston, the property offers easy access to commuter links, public transport links, and a range of local amenities.

Upon entering the property, you are greeted by a welcoming front porch leading to an inviting entrance hall. The spacious lounge boasts a feature fire surround, creating a cozy atmosphere. A dining area, complete with patio doors leading to the garden, offers the perfect space for entertaining and enjoying outdoor vistas.

The well-appointed kitchen is equipped with stylish beech wall and base units, providing ample storage space for all your culinary needs. Furthermore, a convenient side porch houses a utility room and an additional store room, adding extra practicality to the layout.

Moving upstairs, a landing area leads you to three generously-sized bedrooms. Two of the bedrooms benefit from fitted wardrobes, maximizing storage capacity and ensuring a clutter-free living





environment. A conveniently located shower room completes the first floor, offering added convenience for the household.

Externally, off-road parking facilities are available at the front of the property, ensuring hassle-free parking for residents and visitors alike. The rear garden, enclosed for privacy, boasts a well-maintained lawn and a delightful patio area, providing a versatile space to relax, entertain, or indulge in outdoor activities.

If you have any further inquiries or would like to schedule a viewing, please do not hesitate to contact me. I am happy to assist you with any questions you may have.

**FRONT ENTRANCE PORCH** With front facing window, side facing entrance door and door to the entrance hall.

**ENTRANCE HALL** With coving to the ceiling, stairs

rising to the first floor landing, door to front porch and door to the kitchen.

**LOUNGE/DINING ROOM** A generous size room. Lounge area has coving to the ceiling, dado rail to half height and two wall light points. The focal point of the room is the feature fire surround housing the electric fire and front facing window. The dining area has coving to the ceiling, dado rail to half height and rear facing French style doors to the rear garden.

**KITCHEN** With coving to the ceiling and a range of fitted wall and base units in beech. Base units are set beneath contrasting worktops which include a single bowl sink, hob, separate double oven, space for fridge, tiled floor, tiled splash backs, side facing door to the side porch and rear facing window.

**SIDE PORCH** With front and rear facing entrance doors, tiled floor and store cupboard. Utility room with wall and base units, central heating boiler, plumbing for washing machine, tiled floor and rear facing window.



LANDING With coving to the ceiling, access to the loft and side facing window.

BEDROOM ONE A double size room with coving to the ceiling, fitted wardrobes and front facing window.

BEDROOM TWO A double size room with coving to the ceiling and rear facing window.

BEDROOM THREE A good size single room with coving to the ceiling, fitted wardrobe, over bed cupboards and front facing window.

SHOWER ROOM With coving to the ceiling and a three piece suite which comprises of a vanity wash hand basin, low flush w.c, double shower cubicle, tiled walls and rear facing window.

OUTSIDE To the front there are steps which give access to the property and block paved drive to the

front. To the rear is an enclosed garden which has a block paved patio area, further patio, there are two raised lawns with shrub borders.









Ground Floor



**Approximate total area<sup>(1)</sup>**

914.60 ft<sup>2</sup>  
84.97 m<sup>2</sup>

**Reduced headroom**

2.34 ft<sup>2</sup>  
0.22 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to

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