ARROWE AVENUE, MORETON, WIRRAL CH46 0RZ

£1,950 PCM

4 2 1

Spacious four-bedroom family home with two living rooms, study, dining kitchen, conservatory, bathroom, enclosed garden and off-road parking available now.

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

- Spacious Four-Bedroom Family Home
- Lovingly Refurbished Throughout
- Two Separate Living Rooms
- Immaculately Presented Large Dining Kitchen
- Conservatory Overlooking the Rear Garden
- Dedicated Home Office / Study
- Four-Piece Family Bathroom
- Large Rear Garden with Decked Entertaining Area
- Off-Road Parking for Three Vehicles
- Convenient Location for Schools, Shops & Transport Links

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Offering generous and versatile living accommodation, this lovingly refurbished property provides an excellent combination of space, practicality and flexibility, making it an ideal home for a family or those just looking for additional living space.

The accommodation within this home is set from a central, imposing entrance hall and to the ground floor we have two living rooms, downstairs cloakroom with wc, conservatory, a study, alongside an immaculately presented large dining kitchen with a wide range of newly fitted units.

Staircase leads to the first floor living accommodation which consists of four good sized bedrooms (two double & two single), together with a four-piece family bathroom which includes a bath, wc, sink and shower cubicle.

Externally, the property benefits from a large rear garden, providing excellent outdoor space for families and entertaining, together with a decked area which creates an ideal space for outdoor seating and summer dining.

To the front of the house is an extensive block paved / tarmac hardstanding offering parking for 3 vehicles.

LOCATION:

Situated in a popular residential area of Moreton, Arrowe Avenue is ideally placed for families and professionals alike, offering convenient access to a wide range of local amenities, schools and transport links.

The property is within easy reach of Moreton's established shopping and amenities, with Hoylake Road providing a good selection of supermarkets, convenience stores, independent shops, cafés, takeaways, restaurants and everyday services. Local supermarkets include Iceland Supermarket Moreton, Tesco Express, Heron Foods and Lidl, providing plenty of choice for the weekly shop and day-to-day essentials.

For families, the area is particularly well positioned for education. Moreton Christ Church CofE Primary School is approximately 400 metres away, with Lingham Primary School around 800 metres away. Other schools within the surrounding area include Overchurch Infant and Junior Schools, Orrets Meadow School and Upton Hall School FCJ, which is approximately 1.6km from the property.

Transport links are another key advantage. Moreton railway station is approximately 0.8 miles from the property and provides convenient rail connections across the Wirral and towards Liverpool. There are also local bus services available within the surrounding streets, with bus stops serving Woodside Avenue, Borrowdale Road, Hoylake Road, Cobham Road, Joan Avenue and Raby Drive. Moreton Interchange also provides a useful local bus connection.

The location also provides straightforward access to surrounding areas including Upton, Greasby, Hoylake, West Kirby, Birkenhead and Liverpool, making Arrowe Avenue a practical base for commuting, family life and access to the wider Wirral.

With schools, supermarkets, local shops, leisure facilities and public transport all within convenient reach, Arrowe Avenue offers the combination of a well-established residential setting with excellent everyday convenience.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective applicants should verify all details through their own inspection.

Property Viewings

Our adverts include photos, descriptions and, where available, video tours and floor plans. After reviewing the advert, please call us to request a viewing. We'll ask qualifying questions and arrange an appointment, which may be conducted alongside others due to demand.

Following the viewing, the agent will provide application details.

Application Process

All applicants aged 18 or over must complete a registration of interest form for review. Following this, applicants will be required to complete an online application form via our referencing partner.

All required documents must be submitted at application stage for review; incomplete applications will not be accepted.

Guarantors

A guarantor may be required, subject to referencing or our client's requirements.

Guarantors are jointly liable for obligations arising under the tenancy agreement, including rent arrears, damage, tenant conduct, and reasonable post-tenancy costs and debt recovery, subject to the terms of the guarantor deed.

Guarantors must complete an application form and have sufficient income to cover potential liabilities. As a guide, this should be equivalent to three times the annual rent. Liability may continue beyond any fixed term where the tenancy continues, subject to the terms of the guarantor deed.

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Holding Fee

Once your application is complete and reviewed, a holding fee (maximum one week's rent) will be requested. The property will not be held or processed until this is paid.

In accordance with the Tenant Fees Act 2019, the holding fee will be held for up to 15 days from the date of payment, unless a different deadline for entering into the tenancy is agreed in writing.

The holding fee is non-refundable if you withdraw, provide false or incomplete information, fail Right to Rent checks, or fail to take reasonable steps to enter into the tenancy.

Move-In

Once approved, you'll receive an acceptance letter by email outlining next steps and how to confirm your move-in date.

Tenancy agreements, guarantor deeds, and related documents must be signed online before move-in. Rent and deposit must be paid by bank transfer on or before move-in day, as stated in the acceptance letter.

Deposit

The deposit is equal to five weeks' rent and is payable on or before move-in day.

Pets

Pets cannot be allowed at this property due to medical reasons.

Your Details (GDPR)

For enquiries and viewings, your personal data will be retained for no longer than six months. Your details will not be shared with third parties unless necessary such as referencing.

Right to Rent (UK Home Office)

All tenants must pass Right to Rent checks, regardless of nationality. Supporting documents will be requested upon application. A government code of practice is available online for further guidance.

Disclaimer

Property details are provided in good faith as a general guide and do not form part of any offer or contract. Measurements are approximate; please verify dimensions before purchasing furniture or flooring.

Prospective tenants should make their own enquiries regarding furnishings, parking, and condition. Identification will be required during referencing and, where applicable, to comply with Money Laundering Regulations. Neither ABC nor its staff are authorised to make representations or warranties beyond these particulars.

Council Tax Band: C (Wirral Borough Council)
Deposit: £2,250
Holding Deposit: £450
Parking options: Driveway
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
No Pets

Kitchen/Diner

w: 3.96m x l: 5.49m (w: 13' x l: 18')

This dream kitchen is fitted with a extensive range of modernised units with new work tops, doors and drawer fronts. Additionally we have glass fronted display units, breakfast bar, eye level oven, integrated gas hob and overhead extractor. Feature Velux window and ample space for dining and storage of a fridge freezer and washing machine. Radiator, spotlights and newly fitted laminate effect flooring and door leading into conservatory. Central heating boiler is enclosed within kitchen units.

Conservatory

w: 3.66m x l: 2.44m (w: 12' x l: 8')

Spacious rear conservatory with tiled floor and roller blinds to the majority of the windows, radiator and feature fan light to ceiling. External water supply tap, power and patio doors leading firstly onto decked area and proceeds directly into fully enclosed rear garden.

Living Room

w: 3.35m x l: 6.4m (w: 11' x l: 21')

Benefiting from being freshly redecorated, having newly laid carpets, feature chimney breast area (tiled) with the hearth housing a modern freestanding woodburning / multi fuel stove set into a fireplace surround with visible stove flue chimney connection. Spotlights, 2 x radiators and patio doors to garden.

NOTE: Tenant is expected to ensure that the flue is swept every 12 months following move in and certification will be requested every year to support continued usage.

Lounge

w: 3.35m x l: 3.66m (w: 11' x l: 12')

A light, airy room again affording spacious, well appointed accommodation, with front facing bay window, freshly decorated, newly laid carpet, central feature ceiling light and vertical blinds to the window.

Entrance hall

w: 1.83m x l: 4.27m (w: 6' x l: 14')

Offered with feature porcelain tiled floor this entrance hall has been decorated to a high standard. Feature panelling to the right hand side, radiator, under stairs storage and doors leading to lounge, living room, study and kitchen.

Study

w: 1.52m x l: 3.05m (w: 5' x l: 10')

A cosy front facing room with vertical blinds to the window, radiator, freshly decorated and new grey carpet. Ceiling mounted light fitting, shelving and mirror.

Cloakroom

w: 0.91m x l: 1.52m (w: 3' x l: 5')

With grey tiled floor, part tiled walls and fitted with a feature vanity unit and low level flush wc this is a useful addition to a family home.

Landing

w: 1.22m x l: 4.27m (w: 4' x l: 14')

Stairs leading to the landing with all upstairs rooms leading off and store cupboard handy for linen & general storage.

Bedroom 1

w: 3.35m x l: 3.96m (w: 11' x l: 13')

Fitted with a wide range of pale grey wardrobes with extensive storage this is a delightful room. Ceiling light, radiator, freshly decorated and with a deep pile grey carpet.

Bedroom 2

w: 3.35m x l: 3.35m (w: 11' x l: 11')

Good sized rear facing double bedroom, painted white, radiator and vertical blinds to the window. Grey carpet. Ceiling mounted light fitting

Bedroom 3

w: 2.13m x l: 3.35m (w: 7' x l: 11')

Good sized single bedroom / small double with radiator, side facing window, grey carpet and ceiling mounted light fitting.

Bedroom 4

w: 1.83m x l: 2.13m (w: 6' x l: 7')

With front facing window, vertical blinds and ceiling mounted light fitting. Newly fitted grey carpet and redecorated. Radiator.

Bathroom

w: 1.83m x l: 3.05m (w: 6' x l: 10')

This spacious, fully tiled bathroom is fitted to offer the luxury of both a bath and good sized shower cubicle (recently refitted). Spotlights to the ceiling, low level flush wc and feature half moon sink unit. Bath with side mixer taps and window with frosted glass. Two eye level mirrors, one with a light over.

Garden

To the rear of the property we have a fully enclosed garden with fences to all sides. Large decking area leading from the conservatory and rear lounge giving the feel of inside out living. The remainder of the garden is easy to maintain with a single tree to the left with a small border surrounding the base and in the bottom left hand corner of the garden is the shed for safe storage facilities

Viewings

Strictly by appointment only with ABC Property Shop

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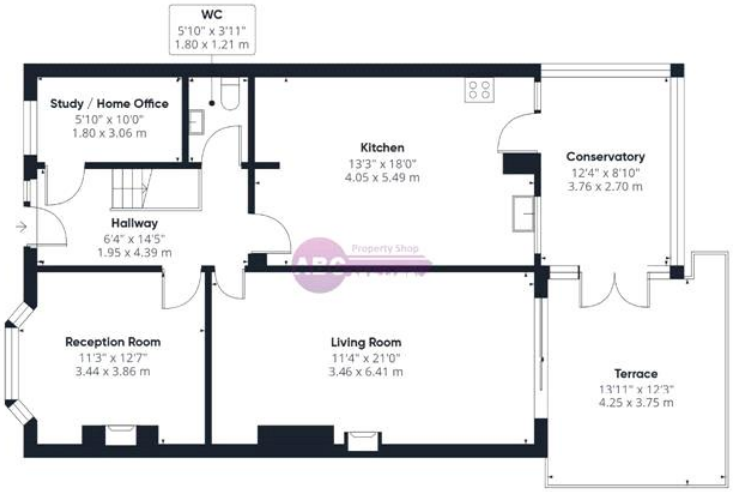

Floor 0

Floor 1

Approximate total area(1)

1459 ft²

135.5 m²

Balconies and terraces

173 ft²

16.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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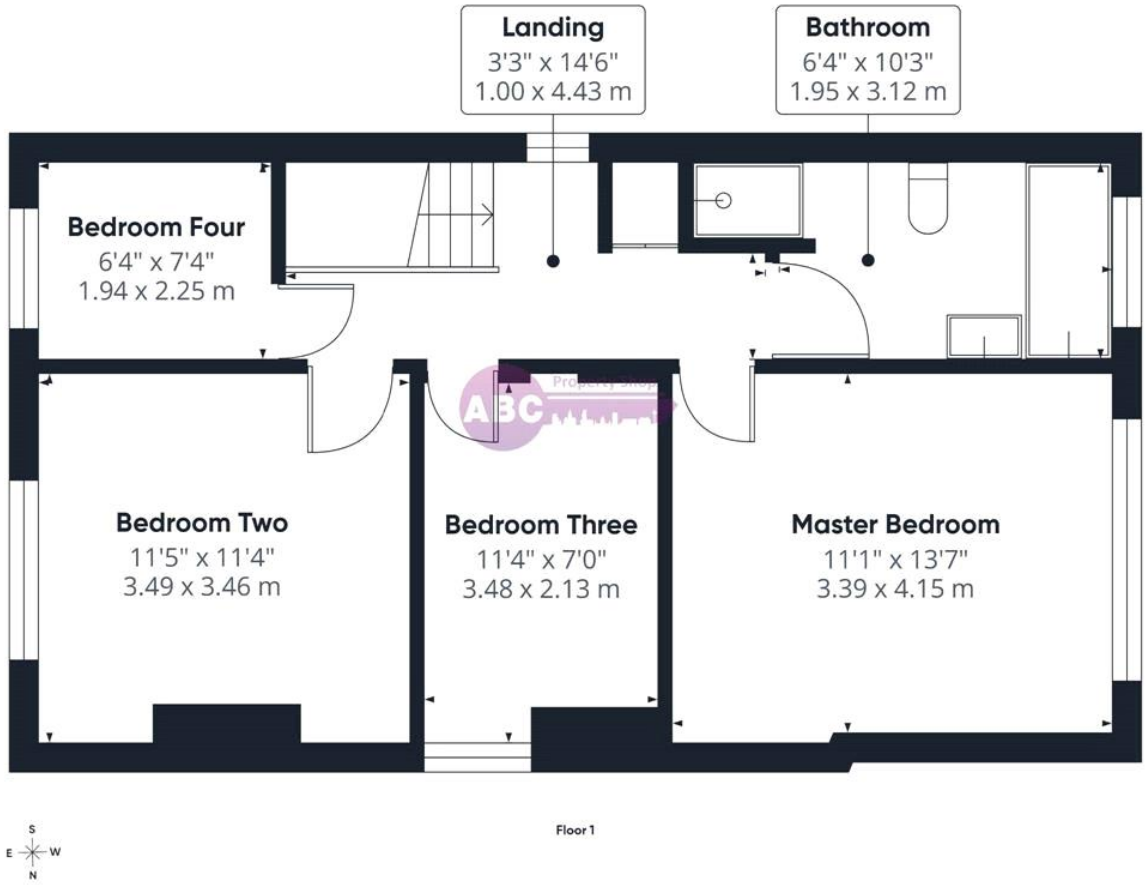

Approximate total area(1)
545 ft²
50.7 m²

(1) Excluding balconies and terraces

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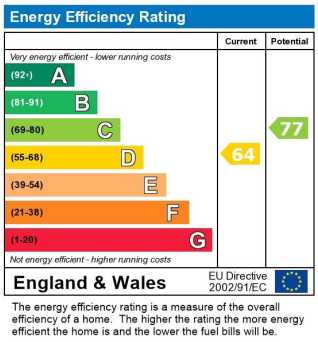

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