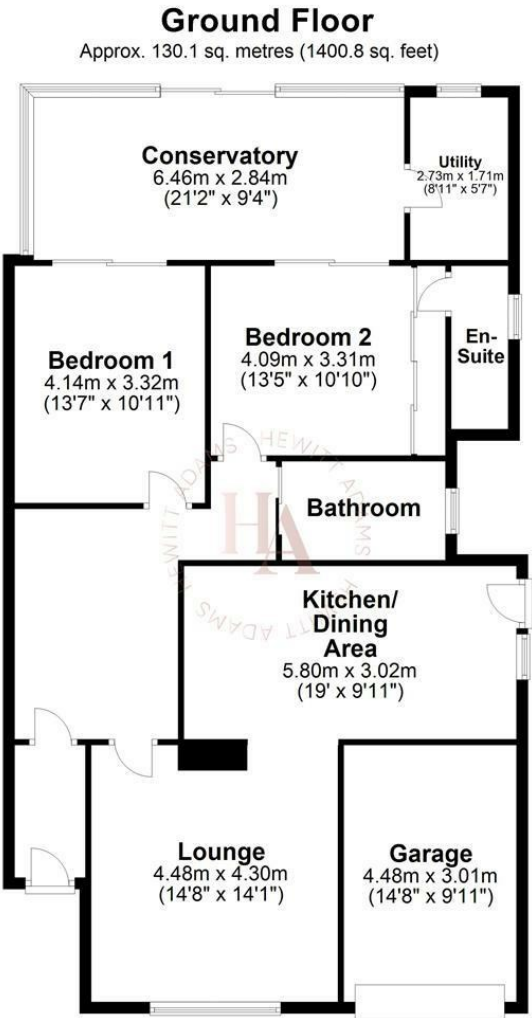




Total area: approx. 130.1 sq. metres (1400.8 sq. feet)  
For illustration purposes only - not to scale



## Pine Tree Avenue, Prenton, CH43 9RX

£225,000

2 Bedroom 1 Reception 2 Bathroom D

Nestled on the desirable Pine Tree Avenue in Prenton, this charming semi-detached bungalow presents a wonderful opportunity for a new owner to create their ideal living space. With two well-proportioned bedrooms and two bathrooms, including a cleverly concealed en suite shower room, this property is both practical and inviting.

The bungalow features a spacious reception room, perfect for relaxation or entertaining guests and a wonderful conservatory overlooking the rear garden (perfect for children on a sunny summers day!) The layout is designed to maximise comfort and functionality, making it an excellent choice for individuals or small families. There is also a spacious area in the loft, accessed via a pull down ladder and has the potential to be used in a multitude of ways.

One of the standout features of this property is the south-east facing garden, which is laid to artificial grass and patio, providing a low-maintenance outdoor space that can be enjoyed year-round. The garden is complemented by well-stocked raised beds, offering a touch of greenery and the potential for gardening enthusiasts to cultivate their own plants.

Conveniently located close to local amenities and transport links, this bungalow ensures that everything you need is within easy reach. Whether you are looking to downsize, invest, or simply find a new place to call home, this property offers a unique chance to personalise and enhance a charming residence in a sought-after area.

Do not miss the opportunity to transform this delightful bungalow into your perfect sanctuary.

Front Entrance

Into:

Porch

Power point, door to:

Hall

Radiator, power points

Lounge

14'1" x 14'8" (4.30 x 4.48)

Double glazed window, radiator, power points, fireplace, opens to:

Kitchen Diner

9'10" x 19'0" (3.02 x 5.80)

Wall and base units, integrated oven and gas hob, inset sink, breakfast bar, double glazed window, door to side access

Bedroom

13'6" x 10'10" (4.14 x 3.32)

Sliding doors to conservatory, radiator, power points

Bedroom

10'10" x 13'5" (3.31 x 4.09)

Sliding doors to conservatory, radiator, power points, integral wardrobes, hidden door to:

En Suite

9'3" x 3'2" (2.84 x 0.99)

Comprising walk in shower, w.c, wash hand basin, radiator

Bathroom

9'4" x 5'10" (2.87 x 1.78)

Comprising bath with shower above, w.c, wash hand basin, radiator, tiled walls

Conservatory

9'3" x 21'2" (2.84 x 6.46)

Sliding doors to rear garden, power points, radiator

Utility

8'11" x 5'7" (2.73 x 1.71)

Wall and base units, inset sink, space and plumbing for washing machine, power points

Externally

Front - Block paved driveway for off road parking, access to garage via up and over door

Rear - South East facing garden laid to artificial grass and patio, with well stocked raised beds and side gate access to the front

