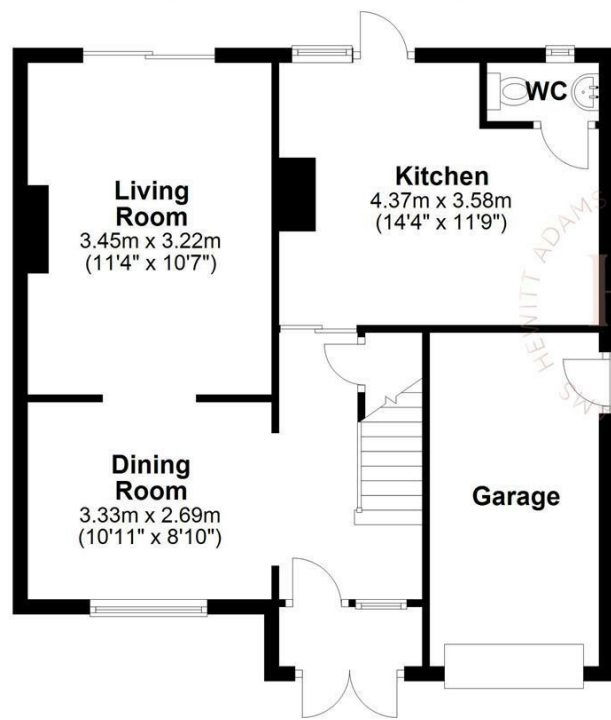




Ground Floor

Approx. 61.1 sq. metres (657.2 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



Total area: approx. 109.9 sq. metres (1182.6 sq. feet)
For illustration purposes only - not to scale

Prenton Hall Road, Prenton, CH43 3BH

£297,000

3 Bedroom 2 Reception 1 Bathroom D

Situated on the charming Prenton Hall Road, this delightful semi-detached house presents an excellent opportunity for first-time buyers or small families seeking a comfortable and stylish home - coupled with the practicality of being with easy reach of the excellent transport links and shops. The property boasts three generously sized double bedrooms, ensuring ample space for relaxation and rest.

Upon entering, you are welcomed into a bright and airy open-plan living area, which is perfect for both entertaining guests and enjoying family time. The stylish, neutral decor throughout the home creates a warm and inviting atmosphere, allowing you to easily personalise the space to your taste.

In brief the property affords: entrance hall opening into dining room, living room, kitchen. Upstairs there are three double bedrooms and a modern family bathroom. (note - the property has had a Worcester boiler installed 2 1/2 years ago)

One of the standout features of this home is the southerly facing rear garden, which offers a lovely outdoor space to enjoy the sunshine. It is ideal for gardening enthusiasts or for children to play in a safe and secure environment. To the front, a driveway offering parking for multiple cars and access to the integral garage.

This semi-detached house on Prenton Hall Road is not just a property, it is a perfect starter home that combines comfort, style, and practicality. With its prime location and appealing features, it is sure to attract those looking to make their first step onto the property ladder. Don't miss the chance to view this wonderful home that could be the perfect fit for you and your family.

Front Entrance

Into:

Porch

Door to:

Hall

Stairs to first floor, radiator, power point, opens to:

Dining Room

10'11" x 8'9" (3.33 x 2.69)

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

Living Room

11'3" x 10'6" (3.45 x 3.22)

Sliding doors to rear garden, radiator, power points, fireplace (can be reinstated)

Kitchen

14'4" x 11'8" (4.37 x 3.58)

Wall and base units including a very handy pantry unit, inset sink, integral double oven and microwave, gas hob, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, sliding door to rear garden

W.C.

W.C, wash hand basin, double glazed window, 18 month old boiler

First Floor

Bedroom One

13'10" x 10'11" (4.24 x 3.33)

Double glazed window to the rear, radiator, power points, integral wardrobes

Bedroom Two

10'9" x 9'10" (3.28 x 3.00)

Double glazed window to the front, radiator, power points, integral wardrobes

Bedroom Three

11'8" x 7'6" (3.58 x 2.31)

Double glazed window to the rear, radiator, power points

Bathroom

Comprising bath with shower above, wash hand basin vanity, w.c, heated towel rail, tiled walls

Externally

Front - Off road driveway parking for multiple cars
Rear - A beautifully manicured South facing garden laid to patio and lawn with well established borders. With gated side access to the front and a garden shed

