



# Burrell Close, Prenton

£425,000



**LESLEY HOOKS**  
ESTATE AGENTS







This immaculately presented detached home is light, airy, and ready to move straight into, offering a perfect blend of style and comfort. With uPVC double glazing and combi-fired gas central heating, the spacious layout begins with a welcoming hallway featuring a contemporary oak and glass banister. The ground floor also includes a fully tiled bathroom with shower over the bath, a cosy sitting room, a bright lounge with Bi-fold doors opening to the garden, and a superb open-plan kitchen and dining area. The kitchen is a true highlight, fitted with an oven, warming drawer, five-ring induction hob, and a range of integrated appliances including microwave, dishwasher, fridge freezer, wine cooler and washing machine. Upstairs, you'll find four generously sized double bedrooms, three with fitted wardrobes, along with a stylish, fully tiled shower room. Outside, the front of the property provides a driveway with off-road parking leading to the garage, while the rear garden is a true sanctuary. Bursting with mature plants, charming water features, patio areas, and a delightful summer house complete with power and light, it's a dream space for any gardener or anyone who loves to relax outdoors. Perfectly located in a sought-after area, with fantastic views over to Liverpool, this beautiful home is within easy reach of local shops, schools, and excellent transport links – an ideal choice for families and professionals alike. Council tax band E. Freehold.



#### **Hallway**

17'9" (5.41m) x 5'11" (1.8m)

#### **Bathroom**

7'0" (2.13m) x 5'10" (1.78m)

#### **Sitting Room**

17'0" (5.18m) x 7'5" (2.26m)

#### **Lounge**

20'10" (6.35m) x 12'6" (3.81m)

#### **Kitchen Dining Room**

20'9" (6.32m) x 12'1" (3.68m)

#### **Bedroom One**

16'9" (5.11m) Max x 12'2" (3.71m)

#### **Bedroom Two**

14'6" (4.42m) Into Wardrobe Recess x 9'2" (2.79m)

#### **Bedroom Three**

10'3" (3.12m) Into Wardrobe Recess x 8'11" (2.72m)

#### **Bedroom Four**

10'2" (3.1m) x 8'0" (2.44m)

#### **Bathroom**

7'5" (2.26m) x 6'8" (2.03m)











GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1457 sq.ft. (135.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not shown to scale and no guarantee is made as to their operability or efficiency can be given.  
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