



Prenton Farm Road, Prenton

£300,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





This immaculate and spacious semi-detached home is the perfect choice for a growing family, combining generous living space with modern comforts and a welcoming feel throughout. The ground floor offers a bright hallway with stylish laminate flooring, a handy downstairs WC, and a front lounge that makes a great place to unwind. To the rear, a comfortable sitting room with a feature fireplace and real flame gas fire opens into the conservatory via sliding patio doors, creating a lovely flow into the garden. The modern fitted kitchen is both practical and stylish, boasting an integrated fridge, dishwasher and microwave, a five-ring halogen hob, and a characterful stable door to the side. A large utility room provides additional space and convenience. Upstairs, there are four double bedrooms, with the master benefiting from sleek fitted slide robes. The family bathroom is a contemporary four-piece suite, offering both style and function. A drop-down ladder from the landing gives access to a fully boarded loft space, perfect for extra storage. Outside, the property continues to impress with a driveway providing off-road parking for two cars side by side, leading to the garage space. To the rear, the delightful garden features a patio area—an ideal spot for family gatherings or simply enjoying the outdoors. Set in a popular residential location, this home is within easy reach of local shops, schools, and excellent transport links, making it a superb choice for family living. Council tax band D. Freehold.



Hallway

16'5" (5m) x 3'4" (1.02m)

Downstairs WC

5'10" (1.78m) x 4'2" (1.27m) Max

Lounge

12'6" (3.81m) x 10'11" (3.33m)

Sitting Room

15'4" (4.67m) x 11'11" (3.63m)

Conservatory

10'3" (3.12m) x 8'2" (2.49m)

Kitchen

11'11" (3.63m) x 7'10" (2.39m)

Utility Room

7'11" (2.41m) x 7'10" (2.39m)



Bedroom One

12'4" (3.76m) x 11'2" (3.4m) To Wardrobe

Bedroom Two

12'6" (3.81m) x 10'11" (3.33m)

Bedroom Three

13'0" (3.96m) x 7'10" (2.39m)

Bedroom Four

12'0" (3.66m) x 7'10" (2.39m)

Bathroom

8'4" (2.54m) x 7'1" (2.16m)

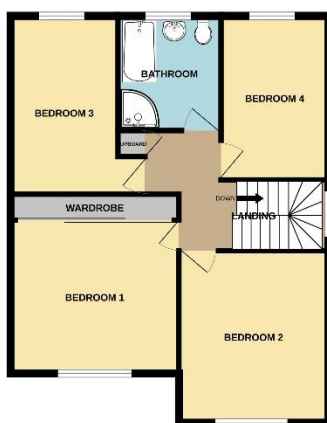




GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in aid of any prospective purchase. The services, systems and appliances shown here are, when fitted and no guarantee as to their operation or efficiency can be given.
Issue with drawings 12/2015

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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