



# Edgemoor Close, Prenton

£120,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this charming terraced house nestled in a sought-after residential area, offering an ideal opportunity for first-time buyers, down-sizers, or buy-to-let landlords. The property is equipped with uPVC double glazing and a combi-fired gas central heating system, ensuring comfort and energy efficiency. Upon entering, you are greeted by a welcoming hall leading to a convenient downstairs WC and a utility room. The lounge provides a cosy space for relaxation, while the fitted kitchen caters to practicality and functionality. Ascending the staircase, you'll discover three well-proportioned bedrooms on the upper floor, providing ample space for various needs. The three-piece bathroom completes the upper level, offering modern amenities. The property extends its appeal outdoors with paved gardens both to the front and rear, creating low-maintenance spaces for enjoyment and relaxation. This feature is particularly attractive for those with a busy lifestyle or those seeking a manageable property. An additional advantage of this property is its "no onward chain" status, streamlining the buying process for potential homeowners or investors. This terraced house not only presents a comfortable and well-equipped living space but also stands as a practical investment opportunity in a popular residential locale. Council tax band A. Freehold.



#### **Hallway**

10'10" (3.3m) x 2'11" (0.89m)

#### **Downstairs WC**

4'9" (1.45m) x 3'10" (1.17m)

#### **Utility**

4'4" (1.32m) x 3'7" (1.09m)

#### **Lounge**

17'1" (5.21m) x 15'1" (4.6m)

#### **Kitchen**

10'2" (3.1m) x 9'8" (2.95m)



#### **Bedroom One**

12'8" (3.86m) Max x 9'7" (2.92m)

#### **Bedroom Two**

10'10" (3.3m) x 7'11" (2.41m)

#### **Bedroom Three**

8'9" (2.67m) x 7'3" (2.21m)

#### **Bathroom**

7'9" (2.36m) x 6'10" (2.08m)



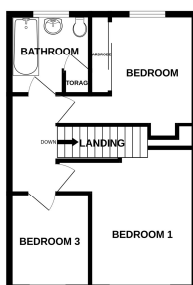
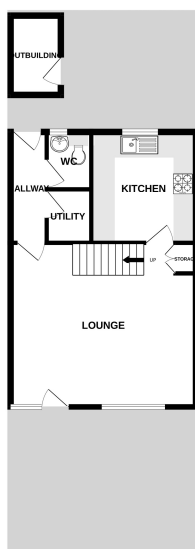






GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 sq.m.) approx.

While every effort has been made to ensure the accuracy of the foregoing information, measurements of space, dimensions, fixtures and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or performance.

Issue date: 10/10/2024

## Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.