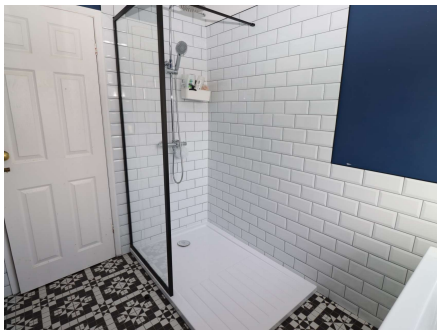




Prenton Hall Road, Prenton

£270,000 Offers Over





This charming four-bedroom semi-detached house offers a perfect blend of modern elegance and comfortable living. As you step inside, you'll be greeted by a spacious hallway that leads you into the heart of the home. The lounge seamlessly flows into the dining room, creating an inviting space for family gatherings and entertaining. Adjacent to the lounge, you'll find a bright and airy conservatory, perfect for relaxing with a book or enjoying your morning coffee while overlooking the garden. One of the standout features of this home is the stunning shaker style kitchen, complete with a stylish island and exquisite quartz counter tops. It's not just a kitchen; it's the heart of the home, where culinary delights come to life and family conversations are had. Convenience is key, and this home features a downstairs WC and a utility room to simplify your daily routines.

To the first floor you will discover four generously sized bedrooms, each offering ample space and comfort. The stylish bathroom is a sanctuary of relaxation, featuring a walk-in shower that adds a touch of luxury to your daily routine. Outside, the property boasts a driveway, ensuring parking is never a hassle, and a garden that provides a peaceful outdoor retreat for you to enjoy. This four bedroom semi-detached house is a perfect blend of comfort, style, and functionality, making it an ideal place to call home. Ideally located, the property is within walking distance of local shops, schools and amenities. Prenton town centre is a five minute drive away. Motorway networks with links to Liverpool and Chester are also a five minute away. Council tax band C. Freehold.



Hallway

14'6" (4.42m) x 6'1" (1.85m)

Dining Room

8'9" (2.67m) x 10'11" (3.33m)

Lounge

14'11" (4.55m) x 10'11" (3.33m)

Conservatory

12'5" (3.78m) x 8'10" (2.69m)

Kitchen

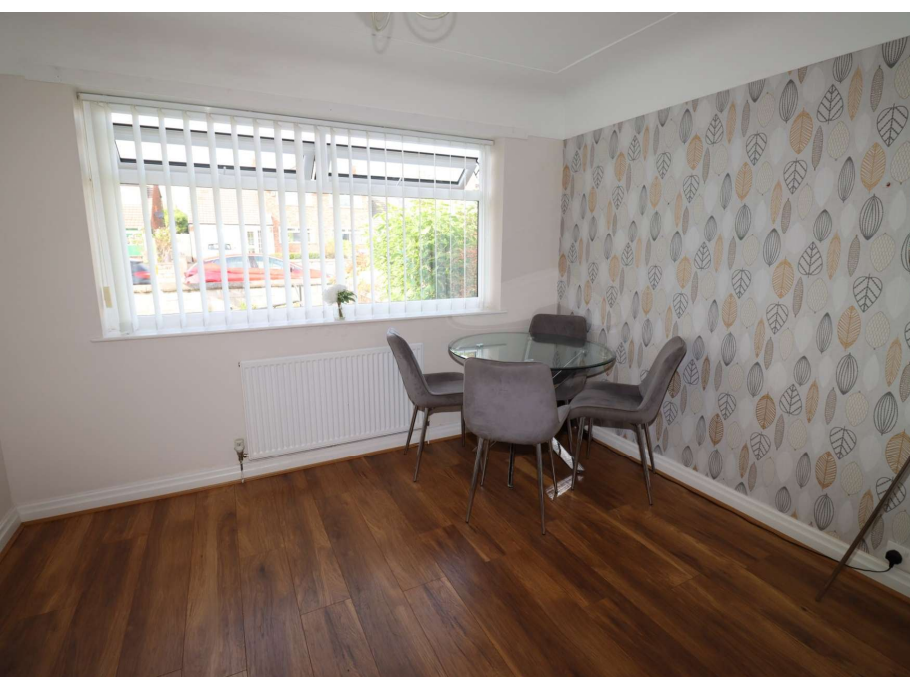
11'10" (3.61m) x 14'6" (4.42m)

Downstairs WC

2'6" (0.76m) x 4'7" (1.4m)

Utility Room

13'10" (4.22m) x 6'11" (2.11m)



Bedroom One

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

Bedroom Two

9'11" (3.02m) x 10'11" (3.33m)

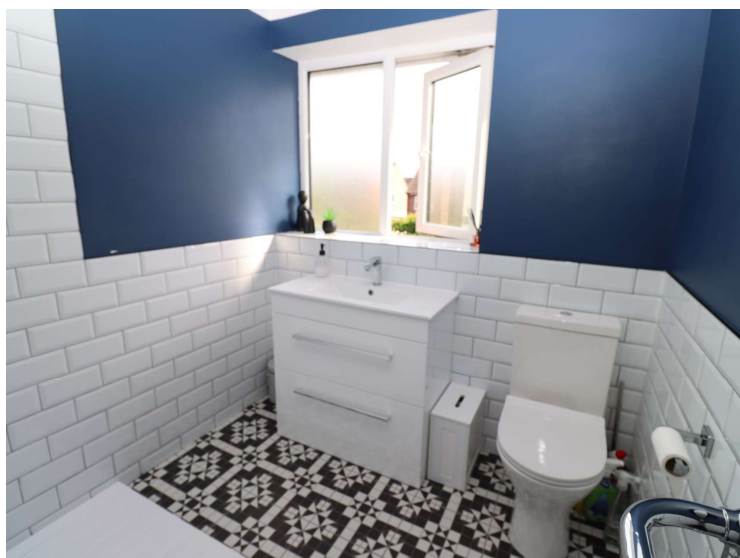
Bedroom Three 10'9" (3.28m) Max x 7'9" (2.36m)

Bedroom Four

8'9" (2.67m) x 7'7" (2.31m)

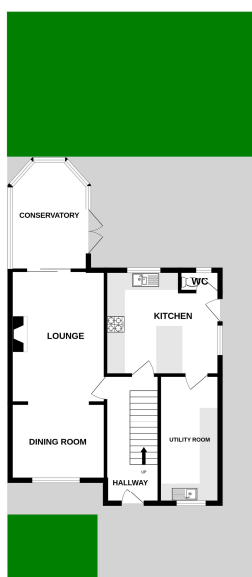
Bathroom

7'10" (2.39m) x 6'3" (1.91m)

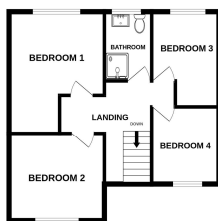




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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While every effort has been made to ensure the accuracy of the foregoing description, no responsibility is taken for any errors, omissions or misstatements. The data is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or condition.

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.