



St Andrews Road, Prenton

£315,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a highly sought-after location, this spacious semi-detached house is the perfect haven for a growing family. Boasting modern comforts such as uPVC double glazing and combi fired gas central heating, you'll find both warmth and efficiency throughout the seasons. Step inside and discover a well-designed layout that caters to your family's every need. The welcoming hallway leads you to a cosy lounge adorned with a charming feature fireplace, ideal for those snug evenings with loved ones. Adjacent, you'll find a versatile sitting room, also graced with its own distinctive fireplace, offering additional space for relaxation or entertainment. Prepare to be impressed by the heart of the home – the open plan kitchen dining room. With ample space for culinary adventures and family meals, this inviting area seamlessly connects to the garage, providing convenient access for busy lifestyles. As you ascend to the first floor, three generously proportioned bedrooms await, each offering comfort and privacy. The master bedroom boasts the luxury of an en-suite shower room, ensuring a tranquil retreat for unwinding after a long day. A stylish family bathroom and a separate wc add further convenience to this level. Ascend to the second floor, where a delightful surprise awaits – a loft room, currently used as a bedroom, but offering versatility and flexibility to accommodate your family's evolving needs. Outside, the property continues to impress. A driveway provides convenient off-road parking at the front, while at the rear, a generous garden awaits, complete with a timber sun deck – the perfect setting for al fresco dining, outdoor play, or simply basking in the sunshine. With its blend of comfort, functionality, and charm, this semi-detached house is more than just a dwelling – it's a place where cherished memories are made, and family dreams come to life. Welcome home! Council tax band C. Freehold.



Hallway

16'1" (4.9m) x 8'5" (2.57m)

Lounge

13'10" (4.22m) Into Bay x 11'5" (3.48m)

Sitting Room

14'3" (4.34m) x 11'5" (3.48m)

Kitchen Dining Room

18'2" (5.54m) x 13'1" (3.99m) Max

Bedroom One

14'3" (4.34m) x 11'5" (3.48m) Into Wardrobe Recess

En-Suite

6'0" (1.83m) x 4'10" (1.47m)

Bedroom Two

13'10" (4.22m) x 11'5" (3.48m)

Bedroom Three

8'7" (2.62m) x 7'7" (2.31m)

Bathroom

8'3" (2.51m) x 7'0" (2.13m)

WC 4'9" (1.45m) x 2'10" (0.86m)

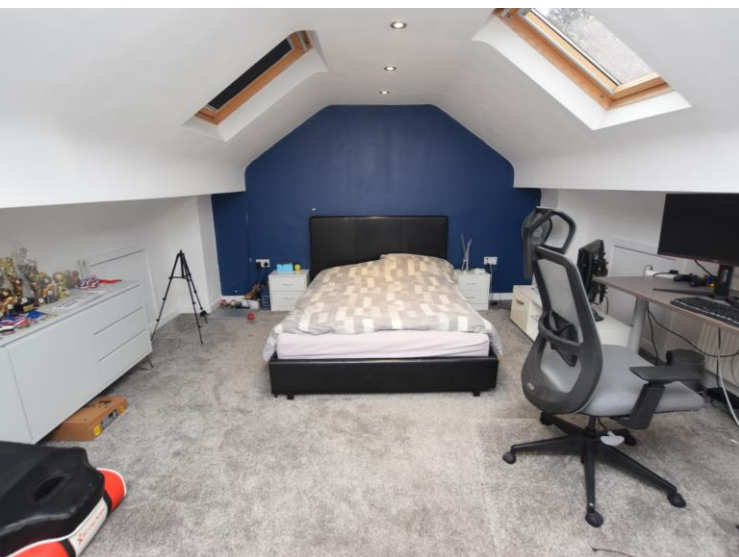
Loft Room

20'5" (6.22m) x 9'6" (2.9m)

Garage

14'9" (4.5m) x 9'10" (3m)







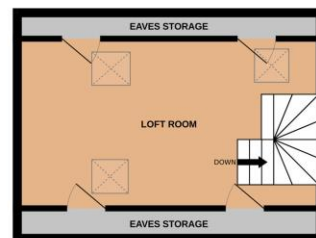
GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 1618 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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