



# Holm Lane, Prenton

£375,000 Offers Over



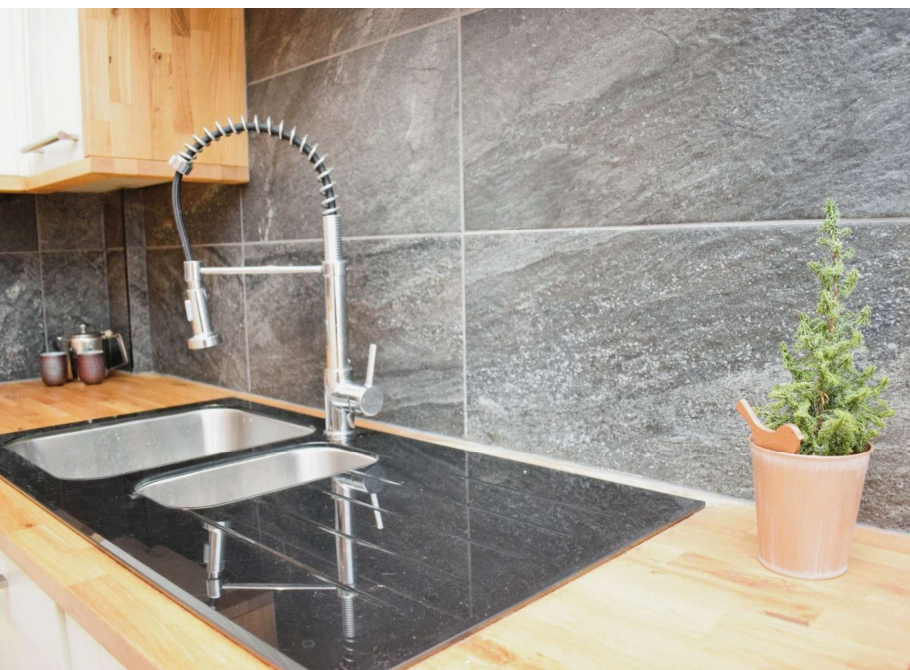
**LESLEY HOOKS**  
ESTATE AGENTS







This individually designed detached abode offers contemporary flair and deceptively spacious, light-filled living spaces that cater perfectly to families, first-time buyers, and those seeking accommodation for dependent relatives. Step inside and experience the epitome of modern living. With uPVC double glazing and combi fired gas central heating ensuring comfort throughout the seasons, the ground floor presents an inviting reception hall leading to a magnificent open plan kitchen family room. Here, you'll discover a sleek, smart fitted kitchen boasting a range of integrated appliances, including a stylish glass sink and drainer, while bi-fold doors seamlessly connect this vibrant space to the lush garden outside, flooding the interior with natural light. Adjacent to the kitchen, a spacious lounge beckons, offering relaxation and entertainment, with an adjoining home office providing convenience for remote work or study. The ground floor further accommodates two generously sized double bedrooms and a chic bathroom, combining functionality with style. Ascend the stairs to the upper level, where two additional double bedrooms await, along with a convenient shower room, ensuring ample space for all members of the household. Outside, the property boasts a welcoming front driveway, providing off-road parking for multiple vehicles, while to the rear, a charming garden awaits. Complete with a delightful patio area, it offers the perfect setting for al fresco dining and outdoor gatherings, all while basking in the sunny southerly aspect. With its blend of modern design, thoughtful layout, and family-friendly features, this home is more than just a place to live—it's a sanctuary where cherished memories are made. Come and experience the epitome of contemporary living in your new abode. Interior inspection is essential in order to appreciate this beautiful home. Council tax band C. Freehold.



### **Open Plan Kitchen Family Room**

39'9" (12.12m) x 12'5" (3.78m)

### **Lounge**

18'11" (5.77m) x 11'2" (3.4m)

### **Home Office**

8'10" (2.69m) x 6'3" (1.91m)

### **Bedroom One**

11'2" (3.4m) x 8'10" (2.69m)

### **Bedroom Two**

9'9" (2.97m) x 6'10" (2.08m)

### **Bathroom**

6'8" (2.03m) x 5'7" (1.7m)

### **Bedroom Three**

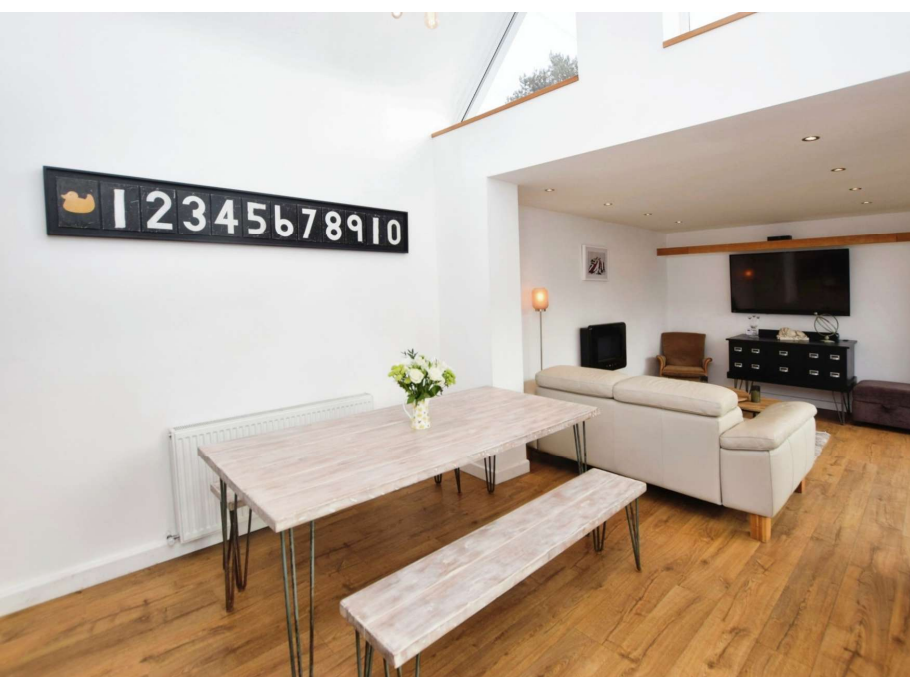
10'11" (3.33m) x 9'4" (2.84m)

### **Bedroom Four**

9'3" (2.82m) x 8'10" (2.69m)

### **Shower Room**

5'2" (1.57m) x 4'6" (1.37m)





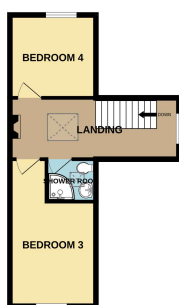






GROUND FLOOR  
1,050 sq ft (96.1 sq m) approx.

1ST FLOOR  
340 sq ft (31.1 sq m) approx.



TOTAL FLOOR AREA: 1,400 sq ft (130.2 sq m) approx.

While every effort has been made to ensure the accuracy of the foregoing information, the seller, its agents, and any other persons involved in the sale accept no responsibility for any errors, omissions, or misstatements. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or condition.

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## Contact Us:

**0151 644 6000**

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

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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