



Prenton Road East, Prenton

£170,000



LESLEY HOOKS  
ESTATE AGENTS







This charming end cottage is nestled in a sought-after residential area! From the outside, its quaint appearance may fool you, but step inside and discover its surprisingly spacious layout. Perched on a raised elevation, this home boasts uPVC double glazing and combi fired gas central heating, ensuring comfort throughout the seasons. As you enter through the porch into the hallway, you'll immediately feel the warmth and character of this inviting space. The ground floor unfolds to reveal a cosy lounge and a separate sitting room, offering flexible living options to suit your lifestyle. The fitted kitchen and adjacent utility room provide practicality and convenience for daily tasks. Don't forget to explore the cellar room, accessible via a staircase from the hallway, offering additional storage or potential for conversion. Ascend the stairs to the first floor, where two double bedrooms await, both featuring fitted wardrobes for ample storage. The spacious four-piece bathroom offers a relaxing retreat after a long day, complete with modern amenities. But the surprises don't end there – ascend another staircase to discover a versatile loft room, perfect for use as a home office, hobby space, or additional storage area. Outside, the rear of the property unveils a surprisingly generous garden with a delightful patio area, ideal for al fresco dining, entertaining guests, or simply enjoying the outdoors. With no onward chain, this delightful cottage is ready for you to make it your own. Don't miss the opportunity to call this charming abode your home sweet home! Council tax band B. Freehold.



#### **Porch**

5'9" (1.75m) x 2'6" (0.76m)

#### **Hallway**

23'0" (7.01m) x 3'4" (1.02m)

#### **Lounge**

12'0" (3.66m) x 12'4" (3.76m)

#### **Sitting Room**

11'11" (3.63m) x 10'7" (3.23m)

#### **Kitchen**

10'0" (3.05m) x 8'0" (2.44m)

#### **Utility Room**

10'0" (3.05m) x 7'0" (2.13m)



#### **Bedroom One**

16'8" (5.08m) Into Wardrobe Recess x 11'10" (3.61m)

#### **Bedroom Two**

12'0" (3.66m) Into Wardrobe Recess x 10'6" (3.2m)

#### **Bathroom**

10'3" (3.12m) x 7'9" (2.36m)

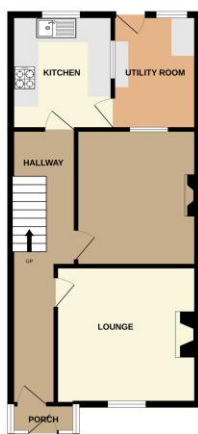
**Loft Room** 14'5" (4.39m) x 11'0" (3.35m)







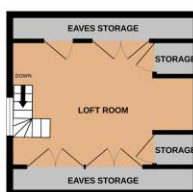
GROUND FLOOR  
559 sq ft. (51.5 sq.m.) approx.



1ST FLOOR  
476 sq ft. (44.2 sq.m.) approx.



2ND FLOOR  
292 sq ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 1283 sq ft. (119.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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 suitability or efficiency can be given.  
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