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Plan produced using PlanUp.

## Parkend Road, Prenton, CH42 9JA

Offers Over £195,000

 4 Bedroom
  2 Reception
  1 Bathroom
 

*\*Perfect First Time Buy or Investment Property - Extensive & Beautifully Landscaped Garden - Absolutely Stunning Shower Room\**

Hewitt Adams are delighted to offer to the market a deceptively spacious and meticulously presented four bedroom, semi-detached characterful house on Parkend Road. A stone's throw from excellent local amenities, fantastic schools and fabulous transport links. The property would make a fantastic first time buy or investment opportunity and would achieve in the region of £900/£1000 per calendar month in rent. The property boasts very spacious accommodation and retains much of its original character and charm. The property also offers double glazing throughout and gas central heating - having had a recently installed combination boiler in 2021.

In brief the property accommodation comprises; porch, entrance hallway, living room, kitchen, dining room. To the first floor there are four well sized bedrooms and an absolutely beautifully refitted shower room - only 6 months old!

Externally, to the front of the property there is a low level brick wall boundary, side access to the rear. The rear garden is beautifully landscaped, being mainly laid to lawn with secure wall boundaries, raised decked and patio area, a gravel area. There is also a large timber shed perfect for storing and an array of brick built outbuildings with lighting and power for further storage.

This property would make a perfect first time buy or investment - please call Hewitt Adams to arrange your viewing.



### Porch

5'08 x 4'02 (1.73m x 1.27m)

uPVC front door to porch, tiled flooring, traditional door to entrance hall.

### Entrance Hallway

13'08 x 5'07 (4.17m x 1.70m)

Stairs to first floor, window to side aspect, doors to;

### Living Room

15'02 x 12'09 (4.62m x 3.89m)

Bay window to front elevation, central heating radiator, laminate flooring, gas fire with feature surround.

### Kitchen

14'04 x 13'09 (4.37m x 4.19m)

A bright and spacious kitchen comprising a range of well appointed base units with wooden work surfaces, double sink, space and plumbing for washing machine and tumble dryer, space for fridge freezer, Range style cooker (installed in 2023) boiler cupboard, tiled flooring and splash back, inset spotlights, windows and door to rear aspect, opening to dining room.

### Dining Room

13'04 x 10'06 (4.06m x 3.20m)

Window to rear elevation, central heating radiator, laminate flooring, character cast iron fireplace.

### Landing

Window to side aspect, storage cupboard, loft access hatch, doors to;

### Bedroom 1

15'10 x 12'01 (4.83m x 3.68m)

Bay window to front elevation, central heating radiator, laminate flooring, mirrored fitted wardrobes.

### Bedroom 2

12'04 x 10'01 (3.76m x 3.07m)

Window to rear elevation, central heating radiator, laminate flooring.

### Bedroom 3

9'08 x 7'05 (2.95m x 2.26m)

Window to front elevation, central heating radiator, laminate flooring.

### Bedroom 4

8'08 x 8'03 (2.64m x 2.51m)

Window to rear elevation, central heating radiator, laminate flooring.

### Shower Room

10'09 x 5'04 (3.28m x 1.63m)

A beautifully refitted shower room fitted in the last 6 months comprising; WC, wash hand basin with a range of hardware Tavistock vanity units, large walk in shower with glass shower screen with rainfall shower, fully porcelain tiled, heated towel radiator, window to rear aspect, inset spotlights.

### Loft

With pull down loft ladder, lighting and power, window, insulated and boarded.

