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**30 Mather Road, Prenton, Merseyside CH43 4UA**  
**Offers In The Region Of £199,995**

No Onward Chain \*\*\*Ideal first time buyer or investor property\*\*\*

In brief comprises of large entrance hallway, a modern kitchen diner and two living rooms, one of which can be used as a fifth bedroom. Upstairs there are three double bedrooms, one single and a family bathroom. There is an abundance of excellent primary and secondary schools within walking distance some with outstanding Ofsted ratings.

Its location is a 5 minute walk to Oxton village, with a selection of restaurants, bars, cafes and boutique shops all on offer. The property is conveniently located within a short distance of Liverpool City Center and is close to local transport links, and the M53 Motorway making this well-maintained home a perfect choice for first-time buyers or young families. Externally there is plenty of on street parking and a good sized yard to the rear.

Early viewing is highly recommended to appreciate the size and potential of this property.

**Living Room 15'5" x 14'1" (4.70 x 4.30)**

Bay window to front elevation & radiator

**Sitting Room 13'1" x 11'7" (4.0 x 3.55)**

UPVC Window & Radiator

**Kitchen Diner 14'5" x 13'9" (4.41 x 4.20)**

With a range of base and wall units, sink, drainer, space for washing machine and fridge freezer, upvc window & radiator.

**Bedroom 1 13'5" x 13'5" (4.11 x 4.10)**

Upvc window and radiator.

**Bedroom 2 13'4" x 11'8" (4.07 x 3.56)**

Upvc window and radiator.

**Bedroom 3 10'2" x 6'11" (3.12 x 2.12 )**

Upvc window and radiator

**Bedroom 4 9'3" x 8'7" (2.82 x 2.62)**

Upvc window and Radiator.

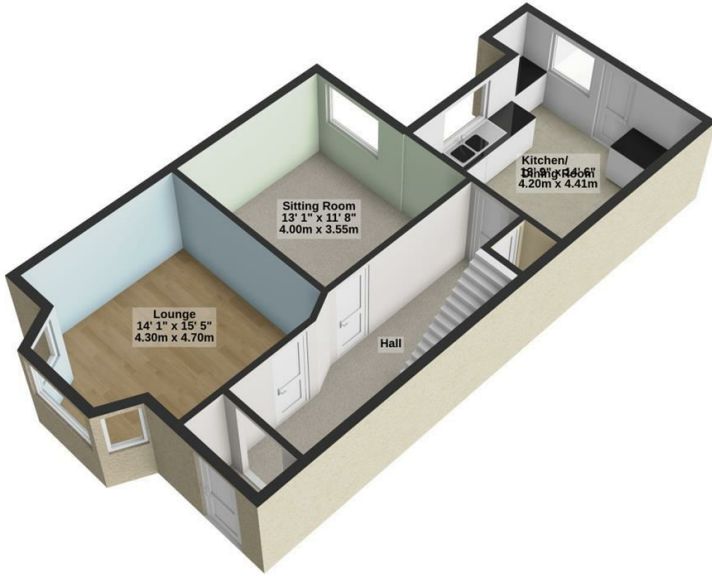
**Bathroom 8'0" x 4'8" (2.45 x 1.44)**

Vanity unit, P-Shaped bath with over shower, WC and towel rail. UPVC frosted window.

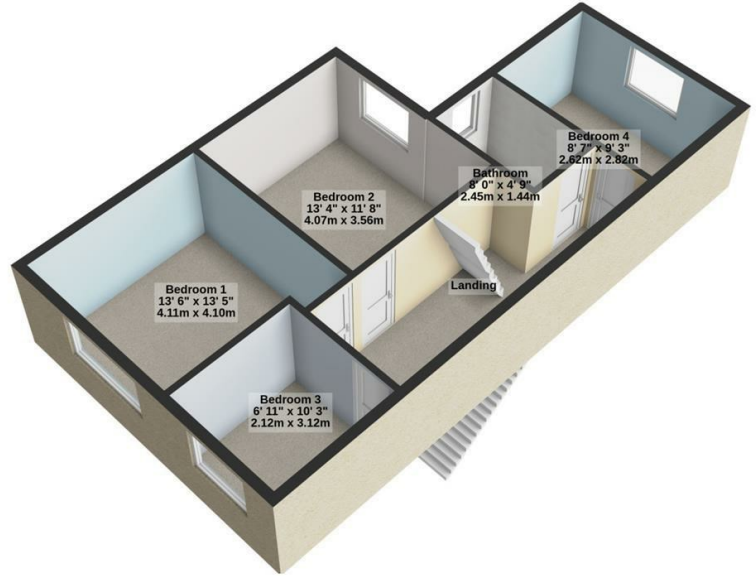




GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



MATHER ROAD, WIRRAL

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	68

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	