



**BARRINGTON CADDICK
PROPERTIES LTD**

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17 Holmlands Drive, Prenton, CH43 0TY

£259,950

Positioned in a highly desirable location, this is a most attractive 3 bedroom semi detached house occupying a large corner plot with huge south facing rear garden.

Really nicely presented and enjoying all the features associated with modern day living, this is a perfect first home or is ideal for a small family.

An early viewing is highly recommended as this is an extremely popular style of house that offers an outstanding rear Conservatory, a beautiful contemporary designed integrated kitchen, attractive bathroom with electric shower and lovely lounge and dining room.

Other features include gas central heating, quality dual coloured UPVC double glazing, superb off road parking for 4 or 5 vehicles and detached garage.

Close to local shops, ideal for the M53 motorway, bus routes and within the catchment for excellent schools.

Sat Nav :

Sat Nav: For Satellite Navigation the postcode is : CH43 OTY

Accommodation Comprising :

A high quality Rock designed front door giving access into the entrance hallway.

Entrance Hallway :

A welcoming entrance hallway, offering a very attractive solid Oak wooden floor, UPVC double glazed gable picture panel, central heating radiator, meter cupboard, stairs to the first floor and coved ceiling.

Front Lounge : 11'6 x 13'3 (3.35m'1.83m x 3.96m'0.91m)

The attractive lounge features a Log Burner, mounted on a slate plinth and wooden beam mantle, matching solid Oak wooden floor, duel coloured and large UPVC double glazed picture window overlooking the front garden, central heating radiator, coved ceiling and open plan access to the dining room.

Dining Room : 10'6 x 11'6 (3.05m'1.83m x 3.35m'1.83m)

A really good sized second reception room, with white UPVC double glazed french doors leading into the rear conservatory, solid Oak wooden floor, central heating radiator and coved ceiling.

Rear Conservatory : 11'4 x 14'4 (3.35m'1.22m x 4.27m'1.22m)

This very impressive conservatory consists of a high polycarbonate roof, white UPVC double glazed picture windows and matching french doors, attractive wood laminate floor, both power and light and a central heating radiator.

Kitchen : 10'6 max x 14'6 (3.05m'1.83m max x 4.27m'1.83m)

An outstanding modern designed integrated kitchen, comprising of a Lamona stainless steel sink unit with single drainer and brush chrome mixer taps, a wonderful and extensive range of contemporary designed wall and base units, with matching cabinets and drawers. These are complimented by a vast range of work top surfaces with matching upstands. The integrated appliances consist of a gas 4 ring hob, with an oven below and large canopy extractor above, with and integrated fridge/freezer, dishwasher and washing machine, a concealed wall mounted Worcester gas central heating boiler, large square bay gable UPVC double glazed picture window, with deep breakfast bar sill, duel coloured UPVC double glazed picture window overlooking the rear garden, white UPVC double glazed door into the rear garden, useful understairs pantry, brick styled ceramic tiled walls and quality Karndean floor covering.

Stairs to First Floor :

Fusion designed staircase with wooden full length

handrail and chrome spindles leading onto the first floor landing.

Landing :

With a duel coloured UPVC double glazed gable picture window, matching interior quality Oak doors and loft access.

Front Bedroom 1 : 11'6 x 12'9 (3.35m'1.83m x 3.66m'2.74m)

A very attractive bright front bedroom, enjoyed a range of fitted mirror wardrobes with open shelves and hanging rails a large, duel coloured UPVC double glazed picture window overlooking the front of the house, central heating radiator and coved ceiling.

Rear Bedroom 2 : 10'6 x 12'9 (3.05m'1.83m x 3.66m'2.74m)

A good sized second bedroom, with a duel coloured UPVC double glazed picture window overlooking the rear garden and giving a pleasant outlook, central heating radiator and coved ceiling.

Rear Bedroom 3 : 6'9 x 7'9 (1.83m'2.74m x 2.13m'2.74m)

Offering a duel coloured UPVC double glazed picture window with a pleasant outlook over the rear garden, central heating radiator and coved ceiling.

Combined Bathroom :

A modern contemporary designed bathroom, with a traditional white coloured suit, comprising of low level WC, ceramic pedestal wash hand basin with chrome taps, 'P' shaped bath also with chrome taps, Mira electric shower and glazed shower screen, decorated with ceramic tiled walls and floor, duel coloured UPVC double glazed picture window, chrome radiator and spot lights.

Outside :

The front of the house provides wonderful off road parking, the extensive block paved driveway gives parking for at least 4 or 5 vehicles and is surrounded by brick retaining walls. To the side of the property is a PVC side door into the rear garden and exterior display lighting.

Garage :

The detached garage provides additional parking, it includes an up and over door, power and light, double glazed personal access door and picture panel window.

Rear Garden :

This huge rear garden enjoys a south facing rear aspect, so attracts the sun throughout the afternoon. The garden is in need of landscaping, however at present offers a large lawn, wood panelled fence and cold water tap.

Council Tax :

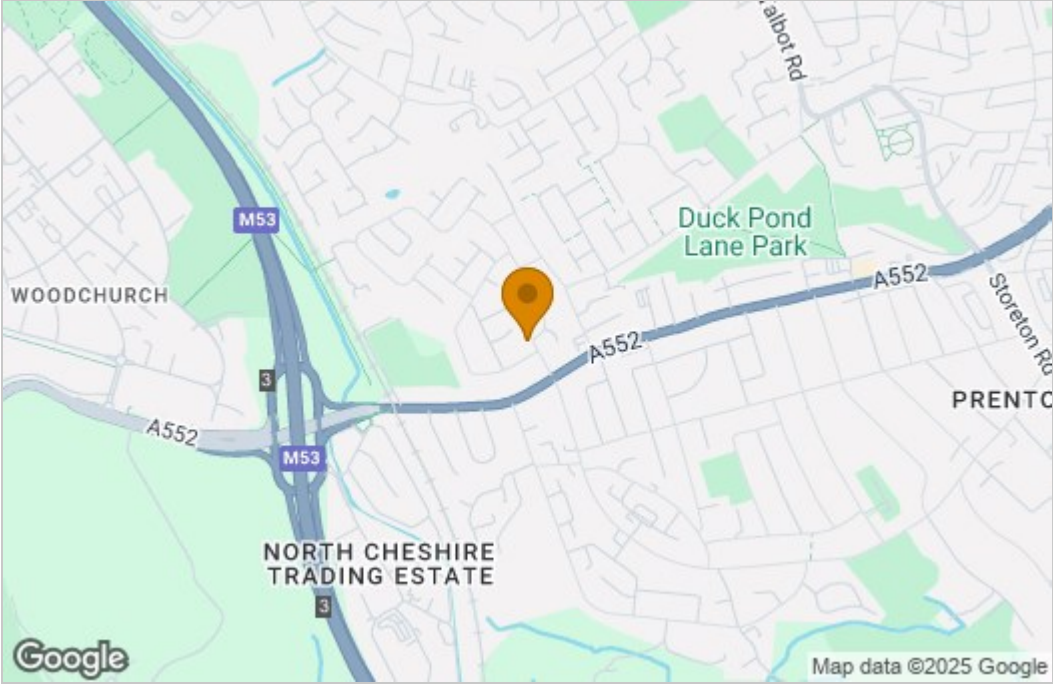
2024-2025 Council Tax band is 'B' £1,760.46 Per Annum

Note :

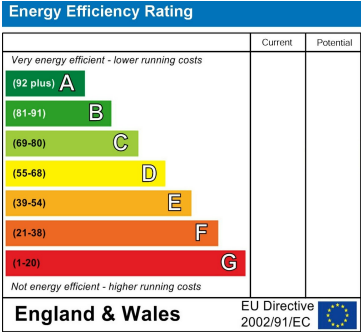
Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.