



BARRINGTON CADDICK
PROPERTIES LTD

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24 Edinburgh Drive

, Prenton, CH43 0RL

Offers Over £300,000



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Sat Nav :

Sat Nav: For Satellite Navigation the postcode is : CH43 0RL

Accommodation Comprising :

A wooden glazed front door giving access into the entrance hallway.

Entrance Hallway :

A bright and very welcoming entrance hallway, presenting a turned staircase leading onto the first floor with useful understairs cupboard, lead light picture window to the front and coved ceiling.

Downstairs Toilet :

A very useful addition to any house, offering a white low level WC, ceramic pedestal wash hand basin with chrome mixer taps, ceramic tiled walls and picture window.

Lounge :

10'9 x 21'6 (3.05m'2.74m x 6.40m'1.83m)

A really spacious through lounge, stretching from the front to the rear of the house, with white UPVC double glazed lead light picture window overlooking the front garden, ceramic tiled fire place, glazed french door leading into the 'bubble' styled glazed conservatory, wall lights and deep coved ceiling.

'Bubble' Conservatory :

7'3 x 7'6 (2.13m'0.91m x 2.13m'1.83m)

An original construction, as the family refer to the 'bubble'
An aluminium framed construction, with glazed windows.

Rear Dining Room :

9'3 x 16'2 (2.74m'0.91m x 4.88m'0.61m)

Another spacious room, ideal as a dining room or Morning room, with a square bay picture window overlooking the elegant rear garden and also enjoying a fitted timber constructed window seat, wooden fire surround with

mounted gas fire, door giving access to the kitchen and coved ceiling.

Kitchen :

7'9 x 14'4 (2.13m'2.74m x 4.27m'1.22m)

In need of updating, the traditional kitchen presently offers a stainless steel sink unit with double drainer, a range of bright yellow veneer wall and base units with work top surfaces and ceramic tiled walls, large picture window overlooking the rear garden and door giving access to the outside of the house.

Stairs to First Floor :

An easy rising turned staircase leading onto the landing.

Rear Bedroom 1 :

10'9 x 12'6 (3.05m'2.74m x 3.66m'1.83m)

A good sized bedroom, with a picture window overlooking the wonderful gardens and deep coved ceiling.

Front Bedroom 2 :

9'0 x 11'0 (2.74m'0.00m x 3.35m'0.00m)

Offering a white UPVC double glazed lead light picture window overlooking the front of the house and with a pleasant outlook of Edinburgh Drive.

Rear Bedroom 3 :

8'6 x 9'6 (2.44m'1.83m x 2.74m'1.83m)

With a picture window overlooking the lovely rear garden, fitted cupboards, deep coved ceiling and internal door giving access to the fourth bedroom extension.

Front Bedroom 4 :

7'9 x 13'4 (2.13m'2.74m x 3.96m'1.22m)

The fourth bedroom extension provides a unique opportunity for the room to be used as a connected fourth bedroom, an en-suite dressing room or home office. With picture windows to both front and rear and a range of fitted cupboards.

Combined Bathroom :

A traditionally designed bathroom, offering wonderful potential for a large family bathroom. Presenting a white suite comprising a low level WC, ceramic pedestal wash hand basin and a fabulous cast iron bath with chrome mixer taps and hand held shower extension. Also with ceramic tiled walls, picture window, large airing cupboard and loft access.

Loft Room :

Although converted without regulations used as a dark room by an enthusiastic photographer. Providing usable space and potential to develop further with financial investment.

Front Garden :

Occupying a corner plot, the spacious gardens are mature and very well maintained. The front garden provides double wrought iron gates leading to a concrete driveway. The driveway gives off road parking for a number of vehicles before leading onto double wooden gates which gives access to the rear courtyard and detached garage.

The front garden has borders stocked with maturing bushes and flowering shrubs. The are screened by wood panelled fences and a brick retaining wall.

Detached Garage :

The larger than average detached garage provides additional parking, it also is idea as a potential workshop.

Rear Garden :

Rarely do you find a property with such a garden of this size and quality. It is clearly evident the owners have spent years and years nurturing this mature and private garden into what it is today.

With occupying a corner plot, this wonderful garden offers something for every member of the family. Firstly there is considerable space for the purchaser to extend the house and increase the size of accommodation. For the children, there is space to play in complete safety and especially with the beautiful summer house. The extensive elegant lawns are surrounded with deep borders that are heavily stocked with an abundance of flowering shrubs, mature trees and rockeries. The concrete pathways are complimented with a crazy paved patio that lead onto a very useful and large tool shed. Enjoying the afternoon sun, the garden is also perfect for the keen gardener and the whole family for entertaining friends and family.

Council Tax :

2024-2025 Council Tax band is 'D' £2,263.44 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.



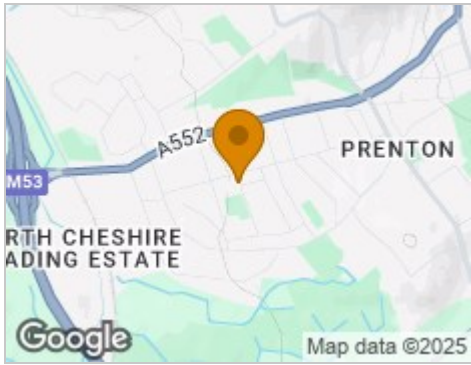
Road Map



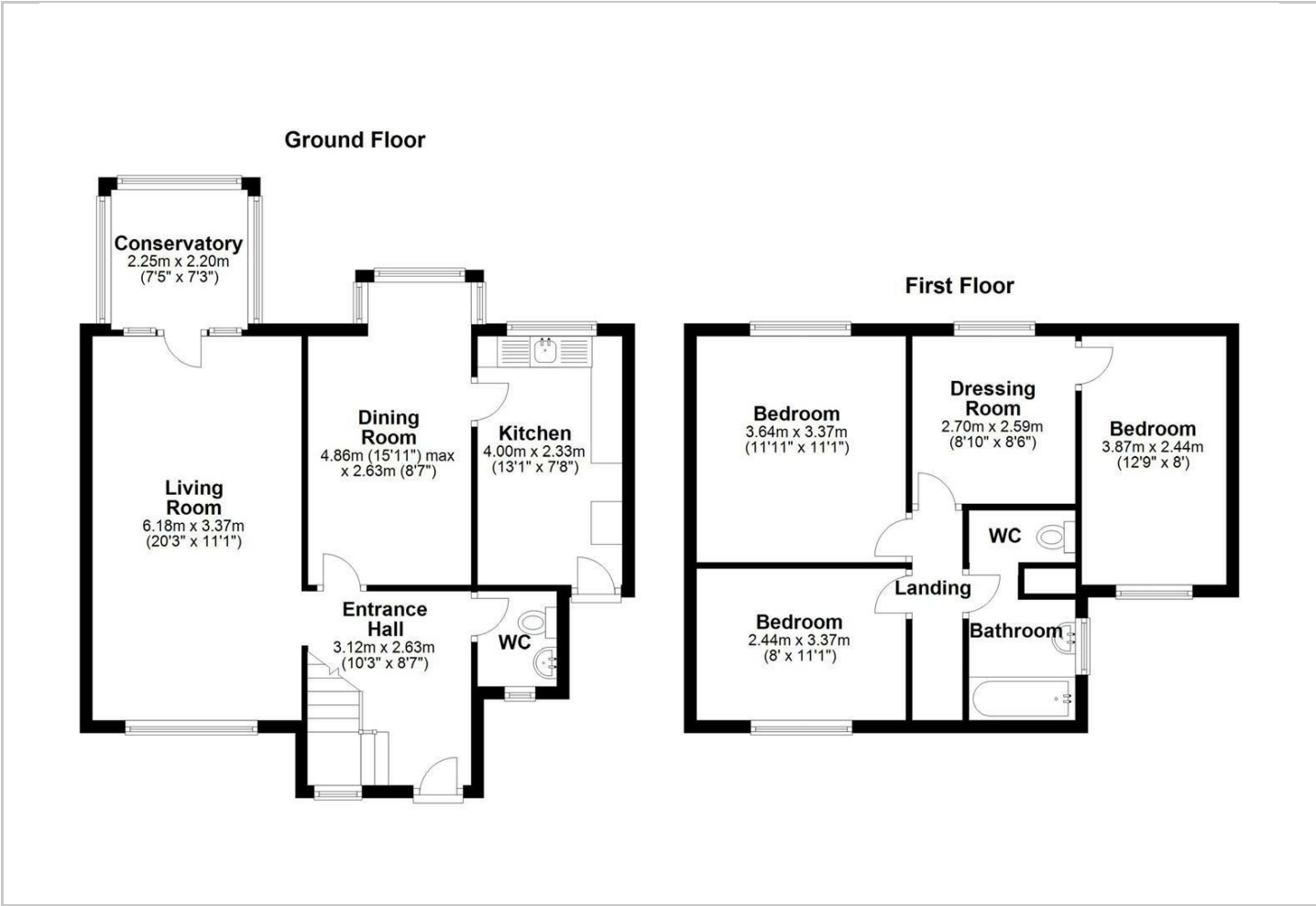
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hoylake Office on 0151 608 0066 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph

