







## welcome to

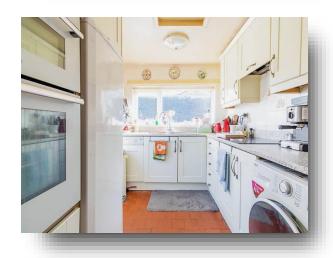
# **Upton Road, Prenton**

Are you looking for your next family home? Then have we got the house for you. This impressive 3 bed semi-detached house is ready with No Onward Chain. Offering an abundance of space and opportunity, what are you waiting for?! Give us a call today to book your viewing!

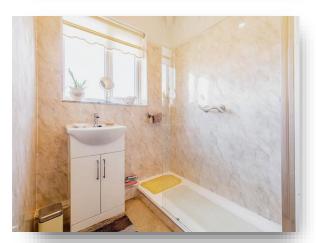












**Property Description** 

Jones and Chapman are delighted to bring to market this 3 bedroom semi-detached property located in

the popular residential area of Noctorum.

Situated within distance of Upton train station providing excellent transport links across the Wirral, plus a short ride across the water to Liverpool. The property is surrounded by local amenities and is conveniently placed food and drink hotspots, as well as schools for all ages.

This beautiful family home sits on a spacious plot with driveway suiting 3 to 4 cars, and gardens front and rear for those who enjoy an outdoor space. The ground floor interior features two reception rooms to the front and back of the property, and breakfast room linked to fitted kitchen with all white appliances included.

Upstairs offers two double bedrooms and a generous single, with shower room and separate WC. At the heart of a family for years, it is evident through the abundance of space and opportunity why the property has been so loved. With that being said, it is time for the next family to put their own stamp on this home and create some new memories. A must view to appreciate its size and potential, call today to avoid disappointment!

#### **Entrance Hall**

With access to the pantry and cloakroom.

## **Back Lounge**

14' 3" x 10' 8" ( 4.34m x 3.25m )

Double glazed patio doors and radiator.

## **Front Lounge**

Not measured.

Double glazed window to the front and radiator.

#### **Breakfast Room**

8' 9" x 7' 4" ( 2.67m x 2.24m )

Double glazed window and radiator.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### Kitchen

12' 8" x 7' 5" ( 3.86m x 2.26m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Plumbing for a washing machine and dryer. Electric oven and grill and induction hob. Radiator and double glazed patio doors to the rear.

### First Floor Landing

With access to the bedrooms and shower room.

#### **Bedroom One**

13' 8" x 8' 9" ( 4.17m x 2.67m )

Double glazed window to the rear, radiator and fitted wardrobes.

#### **Bedroom Two**

12' 2" x 9' 4" ( 3.71m x 2.84m )

Double glazed window to the front and radiator.

#### **Bedroom Three**

7' 5" x 7' 1" ( 2.26m x 2.16m )

Double glazed window to the front and radiator.

#### **Shower Room**

Two piece shower room suite comprising shower cubicle and wash hand basin. Radiator and double glazed window.

Šeparate WC.

## Separate W.C

Comprising WC and double glazed window.

#### Outside

Patio to the rear.





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# **Upton Road, Prenton**

- SUBSTANTIAL SEMI-DETACHED FAMILY HOME
- 3 GENEROUS BEDROOMS
- TWO RECEPTION ROOMS
- AMPLE DRIVEWAY
- SITUATED ON THE EVER-POPULAR UPTON ROAD

Tenure: Freehold EPC Rating: Awaited

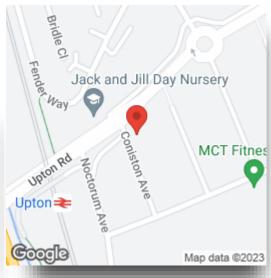
offers in the region of

£235,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN114560



Property Ref: PTN114560 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





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