



Grosvenor Road, Prenton, CH43 1TJ

welcome to

Grosvenor Road, Prenton

The grandfather clock was a thing of beauty, a story in its own right. For it had seen the ages come to pass and kept on ticking all the same. Just like this grand semi-detached 'Home sweet Home' in Oxton. Perfect for making new memories with a new family.



Property Description

A home with a commanding presence!

On entering, you immediately start to grasp the quality that flows throughout this beautiful family home. A grand entrance hallway acts as the heart of the property and leads you through towards the spacious kitchen / diner, two reception rooms and a utility room which has access to the cellar, this alone provides great storage.

Upstairs and on the first floor is the master bedroom, There is a further three bedrooms, and a modern family bathroom completing this floor. Heading outside you quickly start to understand how important the gardens are to this residence. Immaculately maintained and mostly laid to lawn, this garden lends itself to a large family and is crying out to be enjoyed throughout the summer months. This fabulous garden also features an eye catching garage, which size wise is something that is extremely rare, subject to planning this provides potential for a number of different opportunities, this is a property that certainly needs to be viewed. Don't delay, call us today to arrange a viewing on 0151 677 9473.

Entrance Hall

With cupboard, under storage, radiator and door.

Second Lounge

11' 10" x 19' 4" (3.61m x 5.89m)

With double glazed window to front aspect and gas fire.

Main Lounge

16' 9" x 12' 6" (5.11m x 3.81m)

With double glazed window to front aspect, television point and radiator.

Kitchen/ Diner

11' 10" x 18' 1" (3.61m x 5.51m)

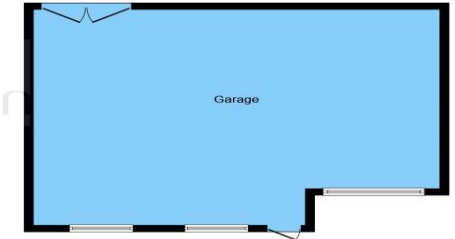
With double glazed windows to side and rear, wall and base units, sink and drainer, electric oven, television point and radiator.



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Utility Room

10' x 7' 10" (3.05m x 2.39m)

With base units, plumbing for washing machine, sink and drainer and double glazed window to rear aspect.

Cellar Room One

8' 7" x 7' 2" (2.62m x 2.18m)

Cellar Room Two

10' 9" x 6' 8" (3.28m x 2.03m)

Cellar Room Three

15' 6" x 4' 4" (4.72m x 1.32m)

Landing

With sky light.

Bedroom One

15' 10" x 12' (4.83m x 3.66m)

With double glazed window to front aspect, television point and radiator.

Bedroom Two

12' x 12' 5" (3.66m x 3.78m)

With double glazed window to front aspect plus a radiator.

Bedroom Three

12' x 11' 3" (3.66m x 3.43m)

With double glazed window to rear aspect plus a radiator.

Bedroom Four

12' 7" x 10' (3.84m x 3.05m)

With double glazed window to rear aspect plus a radiator.

Outside Front Garden

With lawn and driveway.

Rear Garden

With patio, side access plus lawn and borders.

Outbuildings

37' x 37' 10" (11.28m x 11.53m)

With double doors and double glazed window to front aspect.



view this property online jonesandchapman.co.uk/Property/PTN115233



welcome to

Grosvenor Road, Prenton

- Four Bedroom Semi Detached House
- Two Reception Rooms
- Kitchen / Diner
- Utility Room
- Council Tax Band: E

Tenure: Freehold EPC Rating: C

£475,000



Please note the marker reflects the postcode not the actual property

[view this property online jonesandchapman.co.uk/Property/PTN115233](https://www.jonesandchapman.co.uk/Property/PTN115233)



Property Ref:
PTN115233 - 0006

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



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)