



**Prenton Hall Road, Prenton, CH43 3BH**



welcome to

## Prenton Hall Road, Prenton

- Three Bedroom Semi Detached House
- Council Tax Band C
- Lounge
- Kitchen
- Utility Room

Tenure: Freehold EPC Rating: D

**£220,000**

### Property Description

Laid out to be lived in from its private driveway to its three well-sized bedrooms, this semi-detached house in a popular residential area is the epitome of opportunity: opportunity to redecorate, reimagine, revitalise and restore.

Entering the welcoming hallway, the staircase is immediately before you, and which staircase could easily be turned into a feature of the property. To the left we have the big reception room bracketed by its front window and rear patio doors, allowing light to stream through and with greenery on both sides.

Beyond the staircase we have the well-proportioned kitchen, again with a view onto the garden from the window dominating the back wall; in the kitchen to the right the door to the utility room, a downstairs toilet and another door leading out to the garden. Left as is or redesigned entirely this whole space begs the question, what couldn't you do?

Upstairs there won't be any arguments as to who gets the box room as the bedrooms are all a comfortable size, well-lit and with room to play around arranging furniture. The family bathroom on the landing, with its three-piece suite complete with bath and shower head, is similarly equipped to house the products of any number of even the most fastidious skin care routines!

Arrange a viewing today so as to be able to envision yourself in your next home and to imagine all that you would do!

### Entrance Porch

With glass sliding door and one side window.

### Entrance Hall

With open staircase with under stairs electrics, built in cupboard and a radiator.

### Lounge

10' 9" Max x 25' 2" Max ( 3.28m Max x 7.67m Max )

With single glazed window to front aspect, two radiators, gas fire, two ceiling lights, carpeted and sliding patio rear doors.

### Kitchen

11' 1" Plus window ledge x 10' 4" Max (3.38m Plus window ledge x 3.15m Max )

With wall and base units, electric hob and gas oven, radiator plus double glazed window to the rear aspect and a side door.

### Utility Room

8' 6" x 3' 5" ( 2.59m x 1.04m )

With double glazed window to side aspect, washing machine fitting and a single glazed side door that leads outside.

### Downstairs W/C

With W/C.

### Landing

With ceiling light.

### Bedroom One

19' 2" x 7' 9" Max ( 5.84m x 2.36m Max )

With single glazed window to rear aspect plus a double glazed window to front aspect and a double glazed window to side aspect plus a radiator. and built in storage.

### Bedroom Two

14' 1" Max x 10' 9" Max ( 4.29m Max x 3.28m Max )

With single glazed window to rear aspect, built in wardrobes, ceiling light and radiator.

### Bedroom Three

10' 9" x 9' 8" Plus Recess ( 3.28m x 2.95m Plus Recess )

With single glazed window to front aspect plus radiator.

### Bathroom

Three piece suite with bath and electric shower with integrated tap, built in cupboard, radiator, loft space and single glazed rear window.

### Rear Garden

With paved patio and grass, side gate, mature garden and foliage plus tree protected.

### Outbuildings

Single garage with ceiling light.

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#### Property Ref:

PTN114610 - 0002

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