



**Pleasington Close, PRENTON, CH43 9HN**

**welcome to**

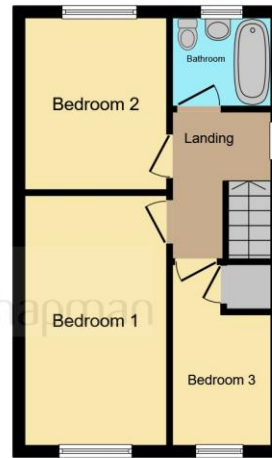
**Pleasington Close, PRENTON**

A much-loved family home in a highly desirable area could soon be yours!





**Ground Floor**



**First Floor**

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

### Lounge

15' 5" x 14' 5" ( 4.70m x 4.39m )

Double glazed windows, radiator. Open plan with kitchen.

### Kitchen

14' 5" x 9' 2" ( 4.39m x 2.79m )

The fitted kitchen features wall and base cupboards, a sink and drainer unit, and complementary work surfaces. Integrated appliances include a gas hob, electric oven, and plumbing for a dishwasher and washing machine. There's also a Baxi central heating boiler, double-glazed windows and UPVC door to rear.

### Landing

### Bedroom One

14' 7" x 8' 3" ( 4.45m x 2.51m )

Double glazed window, radiator and carpet.

### Bedroom Two

10' x 8' 3" ( 3.05m x 2.51m )

Double glazed window, radiator and carpet.

### Bedroom Three

10' 6" x 5' 4" ( 3.20m x 1.63m )

Double glazed window, radiator, storage and carpet.

### Bathroom

Three-piece bathroom suite including bath with shower, WC and wash hand basin. Radiator, tiling and double-glazed window.

### Garden

Garage, patio area, decking and grassed section.

We currently hold lease details as displayed above. Should you require further information, please contact the branch. Please note that additional fees could be incurred for items such as leasehold packs.

## Property Description

This three-bedroom semi-detached property is in excellent condition and requires little work, so you can move right in. If you have children, they'll settle into one of the many nearby schools, giving you peace of mind.

The ground floor has an open-plan living space, with the kitchen/diner and lounge separated by a stylish arch, which offers separation without closing off the space. The kitchen is modern and well-equipped, making it easy to imagine pottering around, putting the shopping away or cooking a meal while chatting with friends or family sitting in the dining area.

The rear patio doors lead to an easy-to-maintain garden with its paved area, artificial lawn, and garage. The garage could easily be converted to an office or space for your latest hobby, allowing you to personalise the property to suit your lifestyle.

Upstairs, there are three bedrooms and a good-sized family bathroom, which can be configured to suit your needs. Natural light is plentiful throughout the house, giving it an airy, open feel.

The property is in a highly desirable residential area close to the motorway with excellent transport links, so you won't have to compromise on convenience.

Given its popularity, we recommend booking a viewing with us today to avoid missing out on this ideal family home.



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## Pleasington Close, PRENTON

- No Onward Chain
- Three Bed Semi Detached Home
- Open Plan Living Area
- Immaculate Garden
- Council Tax Band: B

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Jan 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115278 - 0008

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