



Park Road West, Prenton, CH43 8SQ

welcome to

Park Road West, Prenton

This semi-detached house ticks all of the boxes with four double bedrooms, a driveway and garage and a beautifully kept back garden, and all of this in a prime location with Claughton Village on one side and Birkenhead Park on the other!



Property Description

The property itself is in great condition, offering a blank canvas for its next owners to transform it to their taste and re-imagine the space. And there is plenty of space to play with both inside and out!

Starting downstairs and leading off from the generous hallway we have the kitchen to the front of the property, which comprises plenty of storage space as well as seating in a neat and compact space. Then beyond the kitchen this neat space gives way to the expansive reception room, which has been knocked through to create an open space perfect for entertaining as well as offering that sense of vitality in a house not split into too many separate compartments.

Adding to the sense of space the combined lounge and diner looks out onto the luscious garden, the patio area giving way to a long stretch of well-maintained lawn surrounded by flourishing beds of leafy shrubs. With a door leading from the lounge into this spacious garden you have the perfect set up for enjoying the garden from both inside and out. The patio area benefits from electronic awning.

Completing the downstairs, we have the integrated garage offering plenty of storage, especially were you to choose to park on the driveway! Storage is nowhere an issue, however, with all the bright bedrooms a great size as well as in great condition, only awaiting decorative touches from the new owners!

Lounge

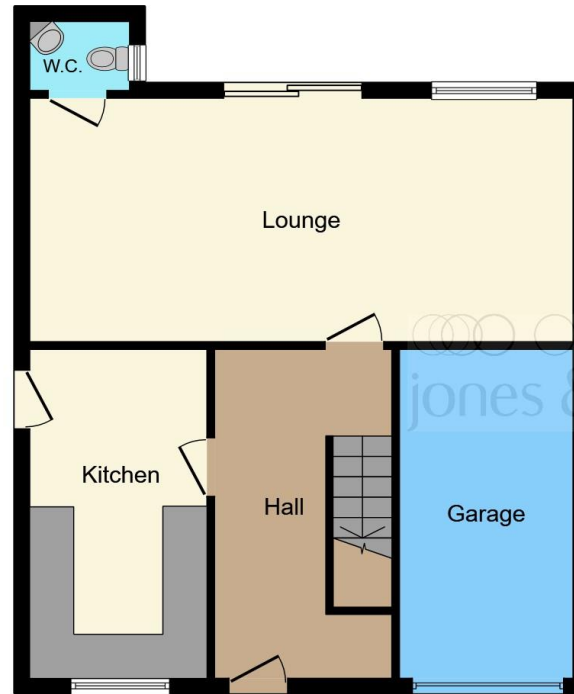
24' 2" x 10' 8" (7.37m x 3.25m)

Double glazed window and patio doors to rear garden, access to downstairs w/c, feature fireplace with mantel, radiator and carpeted.

Kitchen

14' 6" x 7' 9" (4.42m x 2.36m)

Double glazed window to front, UPVC door to side for rear access to garden, electronic oven and hob. Plumbing for washing machine



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

Downstairs W/C

w/c, wash hand basin and window to rear.

Bedroom One

11' 6" x 10' 7" (3.51m x 3.23m)

Double glazed window overlooking rear garden. Built in wardrobes, carpet and radiator.

Bedroom Two

11' 1" x 10' 7" (3.38m x 3.23m)

Double glazed window, radiator, carpeted and fitted wardrobes.

Bedroom Three

Double glazed window and carpet.

Bedroom Four

8' 6" x 8' 3" (2.59m x 2.51m)

Double glazed window and carpet.

Shower Room

Walk in shower, w/c, wash hand basin over vanity unit, double glazed frosted window and radiator.



view this property online jonesandchapman.co.uk/Property/PTN115441



welcome to

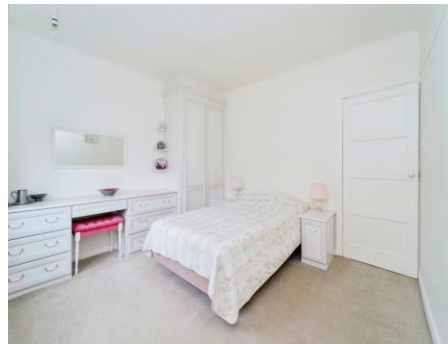
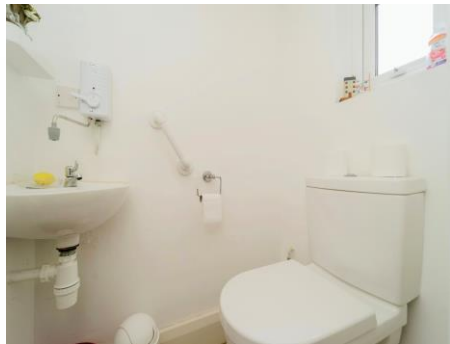
Park Road West, Prenton

- Semi-Detached House
- Council Tax Band - C
- Four Sizeable Bedrooms
- Combined Lounge & Diner
- Spacious & well cared for garden.

Tenure: Freehold EPC Rating: D

offers in the region of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN115441



Property Ref:
PTN115441 - 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