



**Upton Road, Prenton, CH43 9SE**

**welcome to**

**Upton Road, Prenton**

A semi-detached house in a fabulous residential location? Jones and Chapman have got you covered! Even better? It is ready to move in with no onward chain!!!



### **Entrance Hall**

With radiator, picture rail, under stairs storage and carpet.

### **Downstairs Cloakroom**

Accessed via hallway, with double glazed window and fuse box.

### **Lounge**

12' 7" x 11' 5" plus bay ( 3.84m x 3.48m plus bay )

Double glazed window to the front and radiator. picture rail and carpet.

### **Reception Room**

13' 9" x 10' 9" ( 4.19m x 3.28m )

Double glazed sliding doors giving access to the rear garden. Radiator and electric fire. picture rail and carpet.

### **Breakfast Room**

9' 5" max x 9' 1" ( 2.87m max x 2.77m )

Double glazed window to the side and radiator. Wall and base storage cupboards, picture rail and carpet.

### **Kitchen**

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Cupboard housing brand new central heating boiler. Electric oven and electric hob, space and plumbing for a washing machine and dryer. Radiator, double glazed window to the side and UPVC double glazed door giving access to the side. Please note, kitchen includes all white goods in the sale.

### **First Floor Landing**

Double glazed window to the side, dado rail and carpet.

### **Bedroom One**

13' 9" x 8' 9" ( 4.19m x 2.67m )

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

### **Bedroom Two**

11' 4" max x 11' 11" plus bay ( 3.45m max x 3.63m plus bay )

Double glazed bay window to the front and radiator. Fitted wardrobes and fitted drawers. Picture rail and carpet.

### **Bedroom Three**

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

Double glazed window to the front, and radiator. Picture rail and carpet.

### **Shower Room**

Comprising walk-in shower cubicle and wash hand basin with vanity unit below. Radiator and built-in storage cupboard. Double glazed frosted window.

### **Separate W.C**

With WC and double glazed frosted window.

### **Outside**

With front and rear gardens, and off street parking.

### **Front Garden**

The front garden with driveway and garage. Mature plants and shrubs to garden area.

### **Rear Garden**

The rear garden with paved area, mature plants and shrubs to garden beds and timber fencing to boundaries.

### **Property Description**

From the gabled roof above the bay window to the contrast corner brick work this three-bedroom semi-detached house is immediately so appealing. Past the private driveway and neat front lawn, we enter the porch with its classic red tiled roof and come into the hallway. To the right we have the first of two living rooms and beyond the second, the two of which could be knocked together to create an open plan living space- or perhaps you would prefer to combine the rear lounge and the dining room that sits to its left and beyond which is the kitchen: as the kitchen would benefit from modernisation you may well want to reconfigure these rear connecting rooms, especially as the layout, forming something a 'z' shape, lend itself to an open kitchen diner whilst still maintaining a degree of separation compartments, offering both distinct areas and a wonderful flow. Up the corner staircase, then, we have our two double bedrooms and a single as well as the separate shower room and w.c.; the shower room and w.c. are adjacent and, again, could be combined into one family bathroom or kept as is! To complete the property, we have the rear garden, which is currently paved. Again, there is so much potential outside to tailor and transform this space, whether that means creating a flower filled oasis, a chic seating area of canopies and couches or, if you are more culinary minded, even an outdoor cooking area. Whatever your proclivities this house is sure to inspire so book a viewing today!



***view this property online*** [jonesandchapman.co.uk/Property/PTN115555](http://jonesandchapman.co.uk/Property/PTN115555)



welcome to

## Upton Road, Prenton

- Semi-Detached Family Home
- Council Tax Band: B
- Three Bedrooms
- Three Reception Rooms
- Front and Rear Garden

Tenure: Freehold EPC Rating: D

# £210,000



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



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN115555](https://www.jonesandchapman.co.uk/Property/PTN115555)



Property Ref:  
PTN115555 - 0005

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.

 jones & chapman



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



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



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