



**Francis Avenue, Prenton, CH43 4XL**

**welcome to**

**Francis Avenue, Prenton**

The point of a maze is to find its centre, the point of a labyrinth is to find your centre! This home is magical inside and out, but will it have the power over you! View today because some memories never fade and once it's gone its gone!



## Property Description

Those who do not believe in magic, will never find it, but here at Jones and Chapman we have found you this perfect home!

Nestled on Francis Avenue, and quite the Tardis, providing ample space for a growing family is this spell bindingly fabulous four-bedroom semi-detached house. From the moment you enter you will be dazzled and will want to make it your own.

The lounge is spacious and sits next to the equally spacious dining room. There is a downstairs bathroom, and to the rear of the property is the contemporary kitchen, and just to add to the razzle dazzle is a laundry room! To the first floor there is two bedrooms to the rear of the property and two to the front, and a family bathroom in the middle, all tastefully decorated and a credit to the current owner. The yard is immaculate and a wonderful sun trap in the summer months, ideal for dining alfresco or entertaining friends and family.

The property is located close to amenities, transport links and local schools.

We would advise viewing to avoid disappointment.

### Living Room

13' 2" x 12' 7" ( 4.01m x 3.84m )

Double glazed bay window to front, wood flooring, log burner, radiator, light and airy decor.

### Dining Room

13' 2" x 11' 2" ( 4.01m x 3.40m )

Double glazed window to rear, wood flooring, radiator.

### Shower Room

Electric shower, wash hand basin and W/C. Fully tiled throughout and double-glazed frosted window.

### Kitchen

16' 7" x 10' 2" ( 5.05m x 3.10m )

Wall and base units, freestanding oven, sink and drainer underneath double-glazed window. Access to the rear utility room.



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](http://www.focalagent.com)

### Utility

9' 8" x 10' 2" ( 2.95m x 3.10m )

Plumbing for washing machine and dryer. Two double-glazed windows, and double-glazed rear door. Alcove currently used as wood storage.

### Bedroom One

10' 6" x 17' 9" ( 3.20m x 5.41m )

Double glazed bay window to front, radiator.

### Bedroom Two

13' 5" x 11' 8" ( 4.09m x 3.56m )

Double glazed window, radiator and carpet.

### Bedroom Three

9' 8" x 11' 4" ( 2.95m x 3.45m )

Double glazed window and radiator.

### Bedroom Four

11' 2" x 8' ( 3.40m x 2.44m )

Double glazed window, and radiator.

### Shower Room

Three-piece suite with shower, W/C, wash hand basin and double-glazed window.



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## Francis Avenue, Prenton

- Four Bed Semi Detached Property
- Council Tax Band: B
- Birkenhead Park Within Walking Distance
- Ground Floor and First Floor Shower Rooms
- Immaculately Presented Throughout

Tenure: Freehold EPC Rating: D

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115603 - 0005

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