



Statham Road, Prenton, CH43 7XS

welcome to

Statham Road, Prenton

'Life's a voyage that's Homeward Bound'.

Not all those that wander are lost, and if you have followed your dreams path to Statham Road, there is no need to travel further, as before you stands that one thing we all crave....HOME!! It will warm your heart instantly.....



Property Description

Standing proud is this four-bedroom detached house situated in a highly sought after area. The property is ideally placed for local schools and amenities and offers spacious family accommodation throughout that needs to be appreciated with an internal inspection. In brief the accommodation comprises entrance hall with downstairs W.C, spacious lounge, dining room, study, and kitchen / diner to the ground floor. To the first floor are four well-proportioned bedrooms and a bathroom, with two of the bedrooms having ensuites. Externally the property occupies a good-sized plot, with off-road parking and an integral garage store, a good-sized private garden to the rear laid mostly to lawn with a patio area. An early viewing is strongly recommended in order to avoid disappointment!

Lounge

15' 2" x 11' 2" (4.62m x 3.40m)

Double glazed window to front, feature fireplace, radiator, and carpet. Through access to rear dining room.

Dining Room

10' 5" x 8' 1" (3.17m x 2.46m)

Double glazed patio doors to garden, radiator, and carpet.

Kitchen

8' 5" x 16' 7" (2.57m x 5.05m)

Wall and base units, sink and drainer underneath double-glazed window, gas hob and electric cooker. Patio door for garden access. Space for dining table.

Study

5' 2" x 8' (1.57m x 2.44m)

Double glazed window and carpet.

Downstairs W/C

W/C, and wash hand basin.

Bedroom One

12' 6" x 11' 5" (3.81m x 3.48m)

Double glazed window, built in storage cupboards, radiator, and carpet. Ensuite access.



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

Ensuite One

Shower, with w/c and wash hand basin, radiator, double-glazed window, and half tiled decor.

Bedroom Two

12' 8" x 9' 2" (3.86m x 2.79m)

Double glazed window, radiator, and carpet. Built in storage cupboards, and ensuite access.

Ensuite Two

Shower room with wash hand basin, and w/c. Double glazed window and radiator.

Bedroom Three

12' 7" x 8' 6" (3.84m x 2.59m)

Double glazed window, radiator, carpet and built in storage cupboards.

Bathroom

Bath, w/c, wash hand basin and radiator. Double glazed window and half tiled decor.

Bedroom Four

11' 8" x 11' 2" (3.56m x 3.40m)

Double glazed window, radiator, carpets and built in storage cupboards.

Garage Store



view this property online jonesandchapman.co.uk/Property/PTN115547



welcome to

Statham Road, Prenton

- Four Bed Detached House
- Driveway and Integral Garage
- Well Presented Throughout
- Sunny Spacious Garden
- Ample Living Space
- Council Tax Band: D

Tenure: Freehold EPC Rating: C

offers in the region of

£330,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/PTN115547](https://www.jonesandchapman.co.uk/Property/PTN115547)



Property Ref:
PTN115547 - 0003

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



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



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