

## School Lane, Prenton, CH43 7RD



## welcome to

## School Lane, Prenton

A one in a million kind of property, this two-bedroom semi-detached house is the epitome of character and comfort and comes complete with the kind of garden that you will never forget.













#### **Property Description**

Not just any home, this is a dream home: the kind of house you picture when you imagine your perfect life - the kind that seems impossible but doesn't have to be. And if in your fantasies you see deep leather sofas and crackling fires, farmhouse kitchens and hidden corners, exposed bricks and beams and the kind of bedrooms that make you feel like you are nestled in a warm cocoon, this house is for you. And if, on top of all this, you dream of the kind of outdoor space that makes you feel wistful and poetic; in which you'll find endless peace and inspiration; host friends in the summer and spend evenings under the stars, you will have to pinch vourself when you step outside into this property's unexpected oasis, an enchanting new feature everywhere you turn. With both a car port and separate garage as well as being in a highly desirable location this semi-detached will be the perfect house for one lucky buyer, and we genuinely cannot wait to meet them and share in their excitement at this rare, incredible find.

#### Lounge

16' 5" x 13' 1" max (  $5.00m \times 3.99m max$  ) With double glazed window, oak flooring and a radiator and fireplace.

#### Kitchen

#### 13' 6" x 12' 7" ( 4.11m x 3.84m )

With skylight pyramid extension with exposed brick and farm house style tiles and featuring an island, wall and base units, sink and drainer plus rear garden access.

#### **Bedroom One**

15' 2" x 10' 3" ( 4.62m x 3.12m ) With two double glazed windows and a radiator.

#### **Bedroom Two**

10' 4" x 9' 8" ( 3.15m x 2.95m ) With a double glazed window.

#### **Shower Room**

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







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

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## **School Lane, Prenton**

- A semi-detached house of charm and character
- Council Tax Band: B
- Two welcoming double bedrooms
- An incredible living area with plenty of character • features
- Farmhouse kitchen with modern skylights and utility ٠ room

Tenure: Freehold EPC Rating: D

offers in the region of

£250,000





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Property Ref:

PTN115707 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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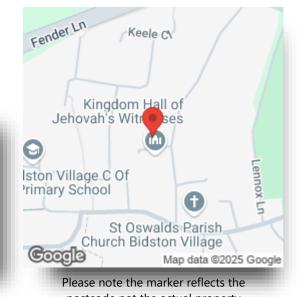
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postcode not the actual property

