









# welcome to

# **Beresford Road, Prenton**

Within walking distance of the bustling and idyllic Oxton Village is the converted character property in which you will find this two-bedroom, top floor apartment, perfect for first time buyers and those looking to downsize, and which is in great condition and being sold with no onward chain!













## **Property Description**

Feast your eyes on this beautiful flat in a beautiful old building with beautiful views!

Unlike in many two-bedroom properties the second bedroom is a good-sized double, offering a versatile space ideal for those who need a spare room that can serve more than one purpose, from guest room to home office to extra storage. The apartment feels bright and airy with a generous master bedroom, extensive lounge and a well laid out kitchen.

The property benefits from communal parking and gardens and is only a short walk from Oxton village, a popular hub of eateries, bars and independent shops strewn across a series of pretty streets of characteristic red brick buildings surrounding a picturesque church. So, if you want something distinctive and charming in a highly sought after location book a viewing today!

### **Entrance Hall**

Door to entrance, built-in cupboard, and intercom connection to main entrance.

## Lounge

14' 9" x 20' 7" ( 4.50m x 6.27m ) Double-glazed window to the rear.

#### Kitchen

7' 2" x 10' 10" ( 2.18m x 3.30m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit, and complementary work surfaces with tiled splash backs. Electric oven and gas hob with cooker-hood above. Central heating boiler and plumbing for a washing machine. Double-glazed window to the front.

#### **Bedroom One**

14' 8" x 17' 8" ( 4.47m x 5.38m )

Double-glazed window to the rear and radiator.

## **Bedroom Two**

Not measured.

Double-glazed window to the front and radiator.

#### **Bathroom**

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

Three-piece bathroom suite comprising bath with mixer tap, shower and screen. Pedestal wash hand basin and WC. Radiator.

#### Outside

With communal gardens and parking.



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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# **Beresford Road, Prenton**

- Top Floor Flat in a Converted Character Property
- Council Tax Band B
- Two Double Bedrooms
- Spacious Lounge
- Communal Parking and Gardens

Tenure: Leasehold EPC Rating: C

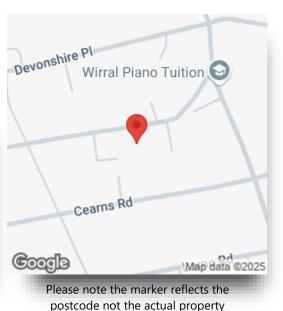
This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Oct 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £145,000









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Property Ref: PTN115755 - 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.





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