



**Beresford Road, Prenton, CH43 1XQ**

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



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## Beresford Road, Prenton

- Top Floor Flat in a Converted Character Property
- Two Double Bedrooms
- Spacious Lounge
- Communal Parking and Gardens
- Walking Distance to Oxton Village

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 600.00

Ground Rent: Ask Agent

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.

# £135,000



Please note the marker reflects the postcode not the actual property

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