



Prenton Hall Road, Prenton, CH43 3AE

welcome to

Prenton Hall Road, Prenton

208 Prenton Hall Road, Prenton, CH43 3AE We are acting in the sale of the above property and have received an offer of £167,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Property Description

If you've an eye for a project and a profit, then just you cast said eye on this fabulous four-bedroom house in the heart of Prenton!

In need of a full refurbishment this property is the epitome of potential from its location to its layout.

With four well-proportioned bedrooms, a good-sized family bathroom with space for both a bath and a shower, an attractive bay window in the spacious front lounge, a dining room and kitchen that are simply screaming to be integrated into a dazzling kitchen/diner, that will open up beautifully into the generous garden, which currently has both patio and lawn as well as a useful brick outbuilding.

Builders and decorators will be fighting each other to get through the door so don't miss your chance to seize this truly mouth-watering opportunity - book a viewing today!

Entrance Hall

With radiator.

Lounge

14' 8" max from bay x 14' 2" max (4.47m max from bay x 4.32m max)

Double-glazed bay window, radiator, and gas fireplace.

Dining Room

11' 9" x 10' 9" (3.58m x 3.28m)

UPVC double-glazed patio doors to the rear and radiator.

Open doorway to kitchen.

Kitchen

11' 9" x 9' (3.58m x 2.74m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit, and work surfaces. Small breakfast bar and built-in wine rack. Oven and gas hob with extractor-hood above. Double-glazed window and UPVC double-glazed door to the rear.

First Floor Landing

With loft hatch.

Bedroom One

12' 3" x 11' 9" (3.73m x 3.58m)

Double-glazed window to the front and radiator.

Bedroom Two

11' 9" x 9' 2" (3.58m x 2.79m)

Double-glazed window to the rear and radiator.

Bedroom Three

11' 9" x 8' 9" plus alcove & recess (3.58m x 2.67m plus alcove & recess)

Double-glazed window to the front, radiator, and fitted wardrobes.

Bedroom Four

8' 7" x 8' 2" (2.62m x 2.49m)

Double-glazed window to the rear, radiator, and built-in cupboard.

Bathroom

Double glazed window to the rear, separate bath and shower, free standing sink with separate taps.

Outside

Side gate giving access to the covered alley leading to the rear garden.

Rear Garden

With Patio and lawn areas, and brick built outbuilding.



view this property online jonesandchapman.co.uk/Property/PTN115894



welcome to

Prenton Hall Road, Prenton

- Attractive Mid-Terrace House
- Council Tax Band - B
- Four Good-Sized Bedrooms
- Two Reception Rooms
- Generous Garden

Tenure: Freehold EPC Rating: E

£170,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN115894



Property Ref:
PTN115894 - 0004

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