



**Grosvenor Road, Prenton CH43 1TL**

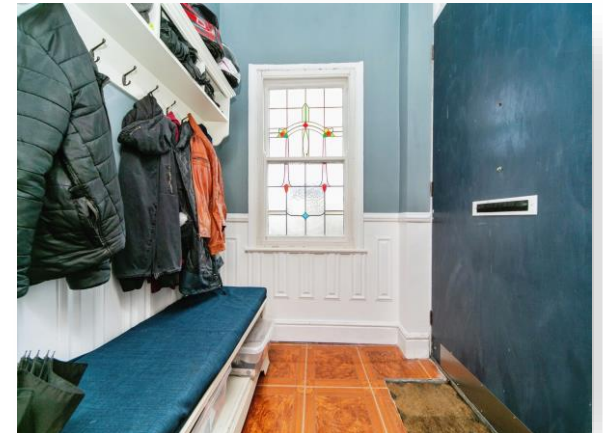


**welcome to**

## **Grosvenor Road, Prenton**

Words cannot describe the perfection the eyes see.... Stars shining bright above you, Night breezes seem to whisper "I love you" Birds singing' in the sycamore trees, Dream a little dream of me.....and this you will, Here in Grosvenor Road!!!

Book to view today.... Dreams really do come true!!



## Property Description

On entering, you immediately start to grasp the quality that flows throughout this beautiful family home. A grand entrance hallway acts as the heart of the property and leads you through towards the multiple array of reception rooms which are versatile to suit any need or style of living as well as a downstairs WC and access to the basement which provides ample storage. The kitchen is spacious and sophisticated, a place that is enjoyed throughout the day and ideal for entertaining friends and family with plenty of space to dine and a well thought out pantry. What makes this property unique is the fact that there is two, yes two! Utility rooms, and the most stunning Manchester Range fireplace in the back room.

As you go upstairs to the many different floors due to the split-level design of this beautiful home, you will find six good sized bedrooms a family bathroom, and a shower room. The Master bedroom has enough space for a snug, a dressing room and an en-suite!! Heading outside you quickly start to understand how important the gardens are to this residence. mostly laid to lawn, this lovely garden lends itself to a growing family and is crying out to be enjoyed throughout the summer months. There is ample parking space. Don't delay, call us today to arrange a viewing.

## Entrance Porch

Single-glazed window and door to the front. Tiled floor.

## Entrance Hall

Single-glazed door to the side and radiator.

## Downstairs Cloakroom

With wash hand basin, WC, and single-glazed window to the side.

## Lounge

13' 10" x 18' ( 4.22m x 5.49m )

Double-glazed window to the front, radiator and gas fireplace. Wall lights and television connection point.

## Reception Room Two

13' 6" x 12' 3" ( 4.11m x 3.73m )

Single-glazed window to the rear and radiator. Manchester range fireplace and television connection point.

## Kitchen

14' 7" x 17' 10" ( 4.45m x 5.44m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven and electric hob, Aga cooker, plumbing for a dish washer, and television connection point. Pantry cupboard. Double-glazed window to the front.

## Back Room

Single-glazed window to the rear, radiator, and central heating boiler.

## Utility Room

With wall and base cupboards and sink and drainer unit. Plumbing for a washing machine. Single-glazed window to the side and skylight. Single-glazed door to the side.

## First Floor Landing

With single-glazed window to the rear.

## Bedroom Two

13' 7" x 13' 10" ( 4.14m x 4.22m )

With single-glazed window to the rear.

## Bathroom

Three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. Radiator and single-glazed window to the rear.

## Second Floor Landing

### Bedroom One

14' x 17' 7" ( 4.27m x 5.36m )

Single-glazed window to the front, radiator, and television connection point.

## En-Suite Shower Room

Four-piece shower room suite comprising shower cubicle, wash hand basin, bidet, and WC. Radiator, extractor fan, and single-glazed window to the side.

## Dressing Room

14' 5" x 11' 8" ( 4.39m x 3.56m )

Single-glazed window to the front, radiator, and built-in wardrobe.

## Third Floor Landing

With single-glazed window to the rear.

## Bedroom Three

13' 7" x 13' 11" ( 4.14m x 4.24m )

Single-glazed window to the rear and radiator.

## Bedroom Four/ Office

7' 6" x 6' 11" ( 2.29m x 2.11m )

Single-glazed window to the rear, radiator, and wall light points.

## Fourth Floor Landing

With under eaves storage.

## Bedroom Five

13' 11" x 17' 7" ( 4.24m x 5.36m )

Velux skylight window and television connection point.

## Bedroom Six

12' 6" x 14' 8" ( 3.81m x 4.47m )

Single-glazed window to the front and radiator.

## Fourth Floor Shower Room

Three-piece shower room suite comprising shower cubicle, wash hand basin set within vanity unit and WC. Single-glazed window to the side.

## Outside

### Rear Garden

Rear garden with lawn, patio and hot tub area.



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## welcome to Grosvenor Road, Prenton

- Council Tax Band: E
- 6/7 Bedroom  
Detached House
- Two Reception Rooms
- Kitchen/Diner
- Two Utility Rooms  
and Cloak Room

Tenure: Freehold EPC Rating: E

offers in excess of  
**£480,000**



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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PTN115890 - 0003

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**jones & chapman**



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