



**Grosvenor Road, Prenton, CH43 1TL**



**welcome to**

## **Grosvenor Road, Prenton**

'Home Sweet Home' is this immaculate semi-detached house, perfect as a forever home.

But, all is not as it seems, don't be fooled by first impressions as this rare gem is deceptively spacious offering a flexible layout to match all of your requirements and needs. Don't believe us? Book a viewing!!



## Property Description

Quite simply stunning and practically perfect in every way! Home is not a place, it's a feeling, and this stunning well-appointed home will give you a feeling of happiness and joy!

This beautiful and well-appointed semi-detached property nestled in the ever-popular Grosvenor Road is well worth viewing! Once inside the property you get a sense of the modern, traditional, and contemporary styling that runs throughout. The entrance hall is exceptionally large and extremely inviting. There is a superb spacious living room and lounge. The kitchen is on a lower tier looking over the rear garden and acts as a perfect place to relax with friends or family.

There are six-seven good sized bedrooms one of which can also be used as a study or a playroom. The family bathroom has a therapeutic relaxing feel to it, again, the modern/traditional theme continues throughout the property. All bedrooms are shared over split level floors with and extra bathroom and shower room to help serve a busy household. There is plenty of storage throughout. Both gardens, front and back are certainly not lacking in size and come with a gorgeous summerhouse connected to the mains that would be perfect as a workspace for those who want some peace and quiet.

Call us now to arrange a viewing, because tomorrow never comes twice.

## Vestibule

Door to the front, double-glazed window to the rear, and radiator.

## Entrance Hall

Single-glazed door to the side, radiator, and wood flooring. Stairs to first floor.

## Cloakroom

Comprising WC, wash hand basin, and double-glazed window to the side.

## Study

6' x 8' ( 1.83m x 2.44m )

## Storage Area

5' 5" x 8' 3" ( 1.65m x 2.51m )

## Lounge

13' 9" x 17' 5" ( 4.19m x 5.31m )

Double-glazed bay window to the front and radiator. Wall lights and television connection point.

## Living Room

13' 7" x 14' 2" ( 4.14m x 4.32m )

Double-glazed bay window to the front and radiator. Wall lights and television connection point.

## Kitchen

13' 5" x 13' 9" ( 4.09m x 4.19m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and hob. Central heating boiler and radiator. Double-glazed window to the rear.

## Utility Room

With window to the rear.

## Rear Porch

With window to the side and rear, and door to the rear.

## First Floor Landing

Double-glazed window to the rear and radiator.

## Bedroom One

13' 9" x 17' 5" ( 4.19m x 5.31m )

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

## Bedroom Three

13' 9" x 13' 8" ( 4.19m x 4.17m )

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

## Bedroom Six

13' 8" x 14' 2" ( 4.17m x 4.32m )

Double-glazed window to the front, radiator and built-in cupboards.

## Bathroom

Partially tiled bathroom with three-piece suite comprising bath, wash hand basin and WC. Double glazed window to the side.

## Shower Room

Three-piece shower room suite comprising shower cubicle, wash hand basin and WC. Radiator and double-glazed window to the rear.

## Second Floor Landing

## Bedroom Two

With Velux window.

## Bedroom Four

14' x 13' 7" ( 4.27m x 4.14m )

Double-glazed window to the front and radiator.

## Bedroom Five

13' 8" x 14' 1" ( 4.17m x 4.29m )

Double-glazed window to the rear and radiator.

## Second Floor Bathroom

Bathroom with three-piece suite comprising bath, wash hand basin and WC. Velux window.

## Office

Double-glazed window to the front and radiator.

## Cellar

13' 9" x 12' 9" ( 4.19m x 3.89m )

Accessed via stairs from the ground floor.

## Outside

With front and rear gardens.

## Front Garden/ Driveway

With brick paved driveway and mature hedges to boundaries.

## Rear Garden

The rear garden with lawn, trees and mature garden borders. Patio and summer house.



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## Grosvenor Road, Prenton

- Six Bed Semi Detached House
- Council Tax Band - E
- Kitchen/Diner, Two receptions
- Downstairs WC & Utility Room
- Cellar & Mains Supplied Summerhouse

Tenure: Freehold EPC Rating: E

Council Tax Band: E



**£450,000**

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Property Ref:  
PTN115931 - 0006

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