



**Grange Mount, Prenton, CH43 4XW**

**welcome to**

**Grange Mount, Prenton**

Everything has beauty, but not everyone sees it, if you don't view this Diamond of a find, you will never know the beauty that awaits behind.....  
This family home has everything your heart desires and more, the perfect setting for a 'forever home'! It will be the answer to your dreams!!



## Property Description

### 'HOME SWEET HOME'

Perfect immaculate three-bedroom semi-detached home, ideal for a family or first-time buyer! This home is a credit to the current owners.

This, stunning three-bedroom home is ideal for a first-time buyer or a family, it is spacious, bright and airy, and a definite must see! This wonderful home has been well cared for by its current owners and is ready to move straight in. Well placed to benefit from the handy services and amenities around it including the public transport routes, local schooling and great for commuter links. Viewing is highly recommended in order to appreciate in full.

The property offers a good-sized porch, a light and spacious lounge and adjoining dining room/ living room. The kitchen is fitted with plenty of space to dine and a door leading to the rear garden, both perfect for entertaining family and friends.

Upstairs, there is a master bedroom, and two further good-sized bedrooms, and a family bathroom. This is a fantastic property, offering spacious living accommodation, and parking!! Don't miss out on this 'home sweet home' book a viewing today!!

### Entrance Porch

Door to the front and radiator.

### Entrance Hall

Door to the front and radiator.

### Lounge

15' 5" x 25' 9" (4.70m x 7.85m)

Double-glazed bay window to the front and double-glazed window to the rear. Radiator and electric fireplace.

### Kitchen/ Diner

18' x 11' (5.49m x 3.35m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and hob, central heating boiler, and plumbing for a washing machine. Radiator, double-glazed windows to the side and rear, and double-glazed patio doors to the side.

### First Floor Landing

#### Bedroom One

10' 1" x 17' (3.07m x 5.18m)

Double-glazed window to the front and radiator.

#### Bedroom Two

15' x 11' (4.57m x 3.35m)

Double-glazed window to the side, radiator, and wash hand basin.

#### Bedroom Three

11' x 6' 1" (3.35m x 1.85m)

Double-glazed window to the rear.

### Bathroom

Four-piece bathroom suite comprising bath with mixer taps, shower cubicle, wash hand basin, and WC. Radiator and extractor fan. Cupboard and double-glazed window to the side.

### Outside

#### Front Garden

With lawned area and steps to the front door.

#### Rear Garden

With patio and off-road parking.



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## Grange Mount, Prenton

- Council Tax Band: B
- Three Bedroom Semi Detached House
- Spacious Lounge
- Kitchen Diner
- Family Bathroom

Tenure: Freehold EPC Rating: E

**£230,000**



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.bocagent.com



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Property Ref:  
PTN115947 - 0003

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