



**Tilstock Crescent, Prenton, CH43 0ST**



**welcome to**

## **Tilstock Crescent, Prenton**

To Infinity and Beyond.....

An amazing and unique property! You need to see it to believe it. The garden alone will have you spellbound! This great home oozes charm and sophistication and has been much loved by the current owner. So, what are you waiting for? Call us to View!!



### Entrance Hall

Wooden door to the front with feature glass panel.  
Radiator, access to cloakroom and downstairs WC.

### Cloakroom

Door to the side and window to the front.

### Downstairs W.C

With hand wash basin and WC.

### Dining Room

11' 8" x 10' 8" ( 3.56m x 3.25m )

Double glazed bay window to the front, radiator and feature fireplace.

### Lounge

11' 3" x 14' 8" ( 3.43m x 4.47m )

With gas fireplace.  
Opening to kitchen.

### Kitchen

6' 7" x 18' 4" ( 2.01m x 5.59m )

Beautifully appointed fitted kitchen comprising wall and base cupboards and kitchen island. Sink and drainer unit with mixer tap and complementary work surfaces. Electric double oven and induction hob. Space and plumbing for a washing machine and dryer. Double glazed skylight and window to the rear. Double glazed patio doors giving access to the rear garden.

### First Floor Landing

With double glazed window to the side.

### Bedroom One

11' 5" x 13' 3" ( 3.48m x 4.04m )

Double glazed bay window to the front and fitted wardrobes.

### Bedroom Two

11' 6" x 12' 6" ( 3.51m x 3.81m )

Double glazed window to the rear, radiator, and fitted wardrobes.

### Bedroom Three

6' 9" x 7' 9" ( 2.06m x 2.36m )

Double glazed bay window to the front and radiator.

### Bathroom

6' 8" x 8' 4" ( 2.03m x 2.54m )

Four-piece bathroom suite comprising free standing bathtub with handheld shower head, separate shower cubicle, wash hand basin, and WC. Double glazed window to the rear.

### Outside

With front & rear gardens and garage.

### Front Garden

With driveway leading to garage. Garden border and timber panelled fencing to sides.

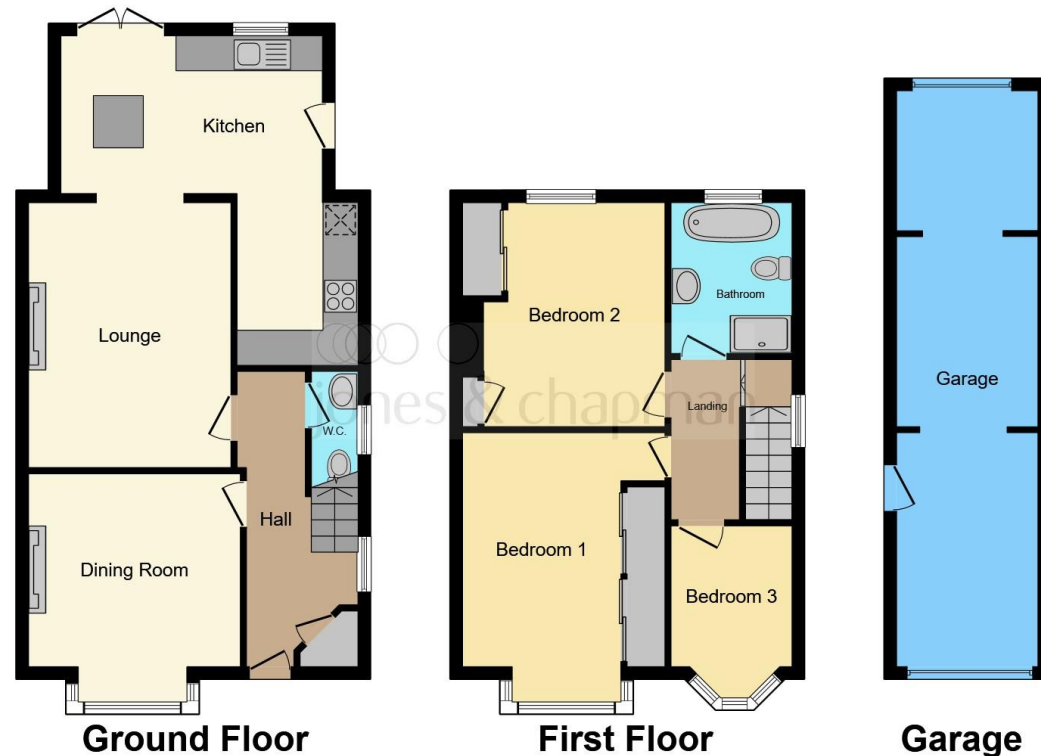
### Garage

32' 3" x 8' 1" ( 9.83m x 2.46m )

Garage with roller doors.

### Rear Garden

Rear garden with flagged patio area, and lawn. mature hedges and timber fencing to boundaries.



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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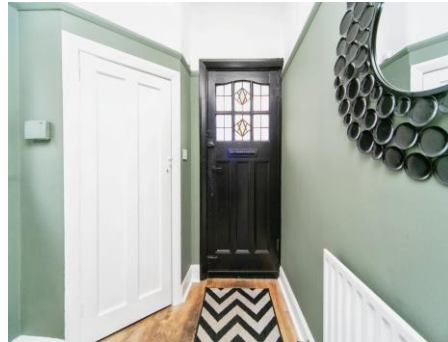
welcome to

## Tilstock Crescent, Prenton

- Council Tax Band: C
- Three Bedroom Semi Detached House
- Lounge
- Open Plan Kitchen
- Dining Room

Tenure: Freehold EPC Rating: D

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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