



**Reedville, Prenton, CH43 4UH**

**welcome to**

## **Reedville, Prenton**

You have got to go down a lot of wrong roads till you find the right one, and once you find yourself in this one you will know that this road is the right one! If you are looking something fabulous! - Here it is! Call us today to view. Don't make yourself wonder 'what if'.

### **Property Description**

What a rare find!! Like a diamond in the rough... This is a deceptively spacious six-bedroom semi-detached house in the highly sought after Reedville, a stone's throw from fantastic local amenities, transport links and schools. The property further boasts gas central heating, double glazing throughout, and off-road parking. In brief the property comprises: entrance hall, spacious lounge, dining room, kitchen, cloakroom, and utility/pantry to the ground floor, tastefully decorated and oozes sophistication, here there is also access to the rear 'courtyard' style garden and basement. the basement provides ample storage space.

On the first floor there are three well-proportioned rooms, a bathroom and a shower room. Carrying on up to the second floor is a further three bedrooms, bedroom four is one to be seen to be believed, quite unique in its own right and has access through to the sixth bedroom.

Externally, to the front of the property there is a lawned front garden and a driveway providing off road parking, To the rear of the property there is a private rear manageable courtyard, but not lacking in size. Additionally, the property benefits from having solar panels which are owned outright. An early viewing is highly advised to avoid disappointment. Call our Prenton office today to view.

### **Entrance Porch**

Single-glazed door to the side and tiled floor.

### **Entrance Hall**

Single-glazed door to the side and double-glazed door to the rear, and radiator.

### **Basement**

Access to three basement areas.

### **Basement Room One**

6' 1" x 11' 6" ( 1.85m x 3.51m )

### **Basement Room Two**

10' 4" x 4' 4" ( 3.15m x 1.32m )

### **Basement Room Three**

10' 4" x 4' 4" ( 3.15m x 1.32m )

### **Ground Floor**

#### **Lounge**

16' 4" x 15' 1" ( 4.98m x 4.60m )

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

#### **Dining Room**

12' 7" x 17' 6" ( 3.84m x 5.33m )

Double-glazed window to the front and radiator.

#### **Kitchen**

13' 1" x 11' 2" ( 3.99m x 3.40m )

Comprising wall units and built-in cupboards, sink and drainer unit and work surfaces. Rangemaster cooker and radiator. Double-glazed window to the rear.

#### **Utility Room/ Pantry**

9' 8" x 5' 8" ( 2.95m x 1.73m )

Double-glazed window to the rear, radiator, and plumbing for a washing machine.

#### **Ground Floor Cloakroom**

Comprising WC, radiator, and double-glazed window to the side.

#### **First Floor Landing**

Double-glazed window to the rear and stairs giving access to the second floor.





### Bedroom One

16' 4" x 15' 1" ( 4.98m x 4.60m )

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

### Bedroom Two

12' 9" x 16' 3" ( 3.89m x 4.95m )

Double-glazed window to the front and radiator.

### Bedroom Three

13' 1" x 11' 1" ( 3.99m x 3.38m )

With window to the rear.

### Bathroom

Comprising bath with mixer taps and wash hand basin set within vanity unit. Extractor fan and double-glazed window to the side.

### Shower Room

Comprising shower cubicle, wash hand basin set within vanity unit and WC. Radiator, extractor fan, and double-glazed window to the rear.

### Second Floor Landing

With window to the rear.

### Bedroom Four

9' 7" x 19' 4" ( 2.92m x 5.89m )

Three-tiered bedroom with access to bedroom six. Double-glazed window to the front and skylight window to the rear. Radiator and under eaves storage.

### Bedroom Five

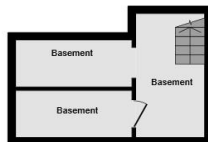
13' 1" x 11' 1" ( 3.99m x 3.38m )

Double-glazed window to the rear and radiator.

### Bedroom Six

13' 1" x 14' 5" ( 3.99m x 4.39m )

Double-glazed skylight window to the rear, radiator and under eaves storage.



Lower Ground Floor



Second Floor



Ground Floor



First Floor



Outbuilding

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)

### Outside

With front and rear gardens, and outbuildings.

### Front Garden

Front garden with lawn and garden borders stocked with plants, shrubs and hedges.

### Courtyard Garden

Stone paved courtyard with brick wall and access to the side.

### Shed

7' 1" x 7' 4" ( 2.16m x 2.24m )

With single-glazed window to the side.

### Outside W.C

3' 1" x 5' 3" ( 0.94m x 1.60m )

With WC.



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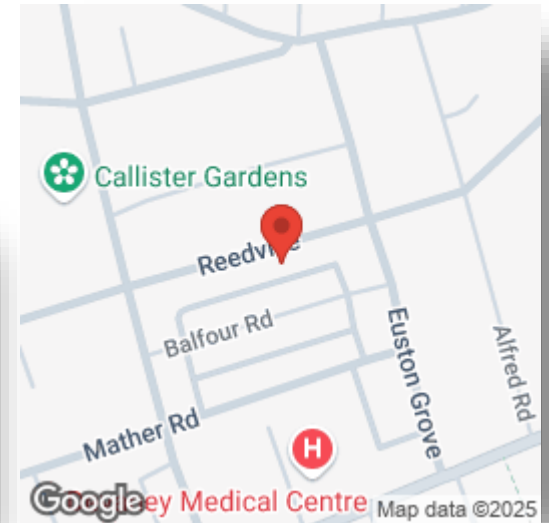
welcome to

## Reedville, Prenton

- Six Bedroom Semi Detached House
- Basement
- Lounge & Dining Room
- Kitchen & Utility
- Council Tax Band: C

Tenure: Freehold EPC Rating: C

**£385,000**



Please note the marker reflects the postcode not the actual property

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