



Glenavon Park, Prenton, CH43 0AD

welcome to

Glenavon Park, Prenton

If you have been waiting for a house to come up in the area around Waterpark Road, you best get ready for action: perfectly situated with standout features this immaculate house is not one you'll soon forget - book a viewing today or risk endless regret!



Property Description

Dream House just dropped and my oh my is it a doozy! In the area around Waterpark Road where everybody wants to be this detached four-bedroom house - the largest model! - is going to set phones alight as everyone receives the alert: the perfect house on the perfect road just came on, go go go go!

The gorgeous modern kitchen diner is to die for with stylish bifold doors that can be opened up to create the perfect space for entertaining, guests spilling out onto the patio and into the sunny garden, both of which are the ideal size for those who want the space but not the life-consuming maintenance. For days when the weather won't cooperate, you'll have plenty of space indoors as there are two additional reception rooms on top of the kitchen's stylish seating area.

Upstairs as well there is plenty to admire, from the attractive landing to the four double bedrooms - including a shower room ensuite in the master - as well as the family bathroom which comes with separate bath and shower. With a WC downstairs as well, there will never be cause to bang down the doors as everyone tries to get ready at once!

You won't have any work to do on this one - just move straight in and start planning your housewarming - so what are you waiting for? Book a viewing today!

Entrance Hall

Double-glazed door to the front and radiator.

Left Lounge

14' 11" x 11' 7" (4.55m x 3.53m)

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

Right Sitting Room

10' 7" x 16' 3" (3.23m x 4.95m)

Radiator and television connection point.

Kitchen/ Diner

28' 1" x 11' 6" (8.56m x 3.51m)

Fitted kitchen comprising wall and base units with kitchen island and additional cupboards, sink and drainer unit, and complementary work surfaces. Electric oven and electric hob with cooker-hood above. Integral fridge/freezer, dish washer and microwave. Television connection point and electric fireplace. Double-glazed window to the rear and double-glazed Bi-Fold doors.

Utility Room

8' 2" x 4' 10" (2.49m x 1.47m)

Comprising base units with complementary work surfaces, and plumbing for a washing machine. Double-glazed window to the side.

Downstairs Cloakroom

Downstairs cloakroom comprising WC and wash hand basin. Radiator and extractor fan.

First Floor Landing

Double-glazed window to the side and radiator. Cupboard and loft access.

Bedroom One

11' 9" x 14' 7" (3.58m x 4.45m)

Double-glazed window to the front and radiator. Built-in mirrored wardrobes and television connection point.

En-Suite Shower Room

Comprising shower cubicle, wash hand basin and WC. Radiator, extractor fan and double-glazed window to the side.

Bedroom Two

11' 9" x 11' (3.58m x 3.35m)

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

Bedroom Three

11' 9" x 8' 1" (3.58m x 2.46m)

Double-glazed window to the rear, built-in mirrored wardrobes, and television connection point.

Bedroom Four

14' 9" x 7' 6" (4.50m x 2.29m)

Double-glazed window to the front and radiator.

Bathroom

Four-piece bathroom suite comprising bath with mixer taps, shower cubicle, wash hand basin and WC. Double-glazed window to the rear. Radiator, extractor fan and shaver point.

Outside

With rear garden

Rear Garden

Rear garden with lawn, patio and side access. Garden borders stocked with plants and shrubs and mature hedges.



view this property online jonesandchapman.co.uk/Property/PTN116022



welcome to

Glenavon Park, Prenton

- Modern detached house
- Four double bedrooms
- Bathroom, shower ensuite & downstairs WC
- Gorgeous kitchen diner
- Attractive rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: E



Ground Floor



First Floor

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

offers in excess of
£450,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/PTN116022](https://www.jonesandchapman.co.uk/Property/PTN116022)



Property Ref:
PTN116022 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)