



**Derwent Road, PRENTON CH43 5SA**



**welcome to**

**Derwent Road, PRENTON**

Be the Envy of all your friends! An outstanding home for many reasons: An impressive handsome home, traditional yet sophisticated making dreams a reality, This home is just what you are looking for, so stop that search.....



## Property Description

Stop your Search!!!

Stepping inside you are greeted by an entrance hall, with the spacious living room to the right. This room offers plenty of natural daylight, making this a fantastic bright and homely space for all the family to relax, the dining room is equally spacious and versatile to suit any family's needs. The kitchen is at the rear of the property and is larger than average with space to entertain family and friends, next to this is a utility room.

Upstairs there are three great sized bedrooms. The family bathroom is also situated upstairs.

This lovely home has a private patio at the rear to enjoy the sun during those summer months, with outside storage.

Situated close to all local amenities, as well as fantastic transport links and schools. Book your viewing today through our Prenton Team to avoid disappointment.

### Entrance Porch

Double-glazed composite door to the front.

### Entrance Hall

Single-glazed door to the front and radiator.

### Lounge

10' 1" x 14' 1" ( 3.07m x 4.29m )

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

### Dining Room

10' 7" x 13' ( 3.23m x 3.96m )

Double-glazed window to the rear, radiator, and electric fireplace.

### Kitchen

11' 4" x 18' 1" ( 3.45m x 5.51m )

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



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)

### Utility Room

4' 3" x 6' ( 1.30m x 1.83m )

With plumbing for a washing machine and single-glazed window to the side.

### First Floor Landing

#### Bedroom One

14' 1" x 13' 4" ( 4.29m x 4.06m )

Double-glazed bay window to the front and further double-glazed window to the front, and radiator.

#### Bedroom Two

13' x 8' 7" ( 3.96m x 2.62m )

Double-glazed window to the rear and radiator.

### Bedroom Three

11' 4" x 6' 6" ( 3.45m x 1.98m )

Double-glazed window to the rear and radiator.

### Bathroom

Three-piece bathroom suite comprising bath with mixer taps and shower over, wash hand basin and WC. Partially tiled, radiator and medicine cabinet. With access to the loft. Two double-glazed windows to the side.

### Outside

With rear yard.

### Outbuilding

5' 2" x 6' 5" ( 1.57m x 1.96m )

Brick built outbuilding.



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## **Derwent Road, PRENTON**

- Three Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- Utility Room

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116085 - 0003

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