



Beryl Road, Prenton, CH43 9RS

welcome to

Beryl Road, Prenton

Words cannot describe the perfection the eyes see...Stars shining bright above you, Night breezes seem to whisper, "I love you "Birds singing' in the sycamore trees, Dream a little dream of me...and this you will, Here in Beryl Road!!!

Book to view today.... Dreams really do come true!!



Property Description

Double fronted splendour...

On entering, you immediately start to grasp the quality that flows throughout this beautiful family home. A grand entrance hallway acts as the heart of the property from the porch and leads you through towards the multiple array of reception rooms which are versatile to suit any need or style of living as well as a downstairs WC, an utility room and a spacious conservatory which overlooks the euphoric picturesque rear garden. The kitchen is spacious and sophisticated, a place that is enjoyed throughout the day and ideal for entertaining friends and family.

As you go upstairs to the first floor you will find five good sized bedrooms a family bathroom, an en-suite and a separate WC completing this floor. Heading outside you quickly start to understand how important the gardens are to this residence. Immaculately maintained and mostly laid to lawn, this lovely garden lends itself to a growing family and is crying out to be enjoyed throughout the summer months. There is a garage with ample space to park. Don't delay, call us today to arrange a viewing

Entrance Porch

UPVC double-glazed door to the front.

Entrance Hall

Single glazed door and window to the front, radiator and access to the cloakroom.

Cloakroom

Comprising WC, wash hand basin with vanity unit beneath, and tiled floor.

Lounge

17' 7" x 17' 1" (5.36m x 5.21m)

Two double-glazed windows to the front and double-glazed window to the rear. Radiator and gas fireplace.

Dining Room

16' 2" x 17' 3" (4.93m x 5.26m)

Double-glazed bay window to the front and further double-glazed window to the front. Double-glazed window to the rear. Radiator, electric fireplace and wall lights.

Kitchen

23' 7" x 12' 3" (7.19m x 3.73m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Double oven, gas hob and microwave. Pantry under stairs. Radiator, two double-glazed windows to the side and further double-glazed window to the rear. Double-glazed patio doors giving access to the rear of the property.

Utility Room

11' 5" x 6' 2" (3.48m x 1.88m)

Two single-glazed windows to the side.

Conservatory

10' 5" x 20' 8" (3.17m x 6.30m)

Double-glazed windows to the side and rear, and double-glazed double patio doors to the side and rear. Radiator and wall lights.

First Floor Landing

Double-glazed stained glass window to the rear, radiator and access to the loft.

Bedroom One

12' 4" x 16' (3.76m x 4.88m)

Double-glazed bay window to the front and radiator.

En- Suite

En-suite shower room suite with three-piece shower room suite comprising walk in shower, Wash hand basin with vanity unit beneath and WC. Tiled walls and floor. Extractor fan and radiator.

Bedroom Two

12' 8" x 16' 8" (3.86m x 5.08m)

Double-glazed window to the front and radiator.

Bedroom Three

12' 9" x 11' 5" (3.89m x 3.48m)

Double-glazed window to the rear and radiator.

Bedroom Four

11' 4" x 10' 2" (3.45m x 3.10m)

Double-glazed window to the front and radiator.

Bedroom Five

8' 7" x 7' 9" (2.62m x 2.36m)

Double-glazed window to the rear and radiator.

Bathroom

Partially tiled bathroom comprising bath with mixer taps, shower cubicle and wash hand basin with vanity unit. Airing cupboard housing the water tank. Extractor fan, radiator and double-glazed window to the rear.

Separate WC

Comprising WC and double-glazed window to the side.

Outside

With front and rear gardens and garage.

Front Garden

The front garden with tarmac driveway and lawn.

Rear Garden

The rear garden with lawn and flagged & stone patio areas. Garden shed and well stocked mature borders with trees, foliage and plants.

Garage

11' 7" x 25' 1" (3.53m x 7.65m)

Garage with up and over doors and electrics, single-glazed door to the rear and rear door.



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welcome to

Beryl Road, Prenton

- Five Bedroom Detached House
- Double Fronted
- Lounge & Dining Room
- Kitchen
- Utility Room & WC

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



£650,000

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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116275 - 0002

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