



Prenton Dell Road, Prenton, CH43 3BR

welcome to

Prenton Dell Road, Prenton

This significantly extended three-bedroom semi-detached house is a perfect family home, offering exceptional and versatile space. The property features a large open-plan kitchen diner, lounge, and conservatory on the ground floor, complemented by a downstairs cloakroom.



Property Description

This significantly extended and beautifully versatile three-bedroom semi-detached house offers an exceptional amount of space for a growing family, situated in a highly sought-after residential area. The ground floor of the main house features a comfortable lounge leading into a fantastic open-plan kitchen diner, providing a superb social and culinary hub. This flows seamlessly into a bright conservatory, which offers an additional versatile reception area overlooking the garden. Practicality is enhanced by a convenient downstairs cloakroom. The property boasts a large, bespoke extension which includes an expansive playroom/kitchenette on the ground floor, ideal for family activities or entertaining, complete with its own handy utility room. Above this extension, accessed via a separate staircase, is an excellent upper-floor room with a shower room, offering superb flexibility as a private guest suite, master bedroom, or a dedicated home office. The main first floor of the house comprises two generous double bedrooms, both featuring built-in storage, with one benefiting from an integrated wash hand basin. A small third bedroom and a contemporary family bathroom complete the upper floor. Externally, the property offers a large driveway to the front, providing ample off-road parking and includes a useful storage shed. The private rear garden is a delightful oasis, complete with a charming fountain feature, creating a tranquil and inviting outdoor space.

Entrance Hall

Double-glazed door to the front, radiator and cupboards for utility meters.

Cloakroom

Comprising WC and wash hand basin.

Lounge

13' 3" x 11' 3" (4.04m x 3.43m)

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

Kitchen/ Diner

9' 3" x 17' 7" (2.82m x 5.36m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and hob and washing machine plumbing. Radiator, double-glazed window to the rear and double-glazed Bi-Fold doors to the rear.

Conservatory

9' x 18' 1" (2.74m x 5.51m)

Double-glazed windows to the side and rear and double-glazed double patio doors to the rear. Radiator and central heating boiler.

First Floor Landing

With loft access.

Bedroom One

9' x 13' 4" (2.74m x 4.06m)

Double-glazed window to the front and radiator. Walk-in wardrobe and built-in wardrobe.

Bedroom Two

10' 2" x 9' 4" (3.10m x 2.84m)

Double-glazed window to the rear and radiator. Wash hand basin and built-in wardrobes.

Bedroom Three

Not measured.

Double-glazed window to the front and radiator.

Bathroom

Partially tiled bathroom with three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. Radiator and double-glazed window to the rear.

Extension

Lounge/ Kitchen

23' 3" x 23' 3" (7.09m x 7.09m)

Comprising wall and base cupboards, sink and drainer unit and work surfaces. Two double-glazed windows to the front, radiator, electric fireplace and single-glazed door giving access to the rear.

Cloakroom

Comprising wash hand basin and WC.

Playroom

10' 9" x 19' 9" (3.28m x 6.02m)

Double-glazed windows to the front and rear, and skylight. Built-in storage.

Shower Room

Three-piece shower room suite comprising shower cubicle, wash hand basin and WC. Radiator.

Outside

With front and rear gardens.

Front Garden

Front garden with lawn, trees and shrubs. Driveway allowing for off road parking.

Rear Garden

Rear garden with lawn trees and shrubs. Flagging stones and ornamental fountain.



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welcome to

Prenton Dell Road, Prenton

- Versatile Extension
- Open-Plan Living
- Upper Floor Room with Shower Room
- Downstairs Cloakroom
- Private Rear Garden with Fountain

Tenure: Freehold EPC Rating: D

Council Tax Band: C



£340,000

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



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