



Woodchurch Road, Prenton, CH43 0TR

welcome to

Woodchurch Road, Prenton

...Every house has its own story...

And this house is ready for you to write your own story and have the most magical ending. This home is ready for a new family to start making new memories. Situated off the ever-popular Woodchurch Road the rear garden and is the perfect setting for tranquillity!!



Property Description

Location, Location, Location!!!

This superb semi-detached property is located on one of Prenton's most popular roads and offers the buyer a myriad of rooms and flexible accommodation. In need of some modernisation, but certainly not lacking in size, meaning you should not hesitate to come and view this lovely home located close to amenities and transport links.

The entrance hall meanders through the centre of this property.

The property has two large reception rooms, one to the front and one to the rear which is ideal as a living room and dining room. However, both are extremely versatile. To the rear of the property is the kitchen which is equally of good sizing and provides ample space for dining.

On the first floor there are three bedrooms, a bathroom and a separate WC.

The garden is delightful, and is PERFECT for a growing family, with access to the front of the property which provides off street parking, don't be deceived by this humble abode - Some things need to be seen to be believed!

Early viewing is advised.

Entrance Hall

With double glazed front door and radiator.

Lounge

10' 9" x 14' 3" (3.28m x 4.34m)

With double glazed window to rear aspect and electric fire.

Dining Room

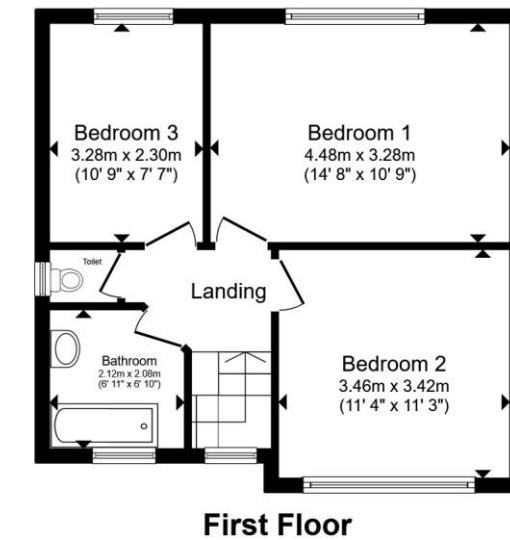
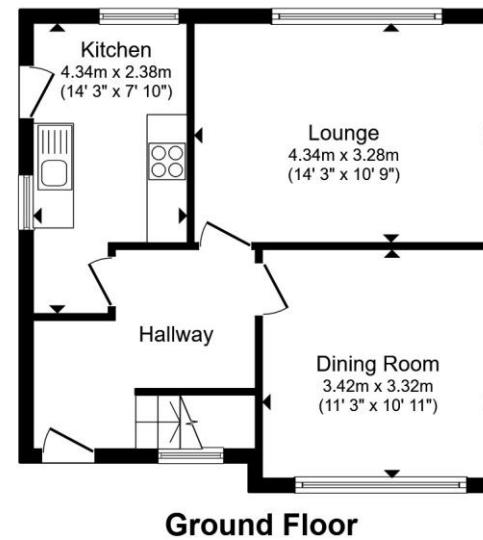
11' x 11' (3.35m x 3.35m)

With double glazed window to front aspect and radiator.

Kitchen

7' 8" x 15' 2" (2.34m x 4.62m)

With wall and base units with complimentary counter tops, induction hob with electric oven, sink and drainer, double glazed window and back door to side aspect and a double-glazed window to rear aspect.



Total floor area 90.6 m² (975 sq.ft.) approx

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.propertybox.io



Bedroom One

11' x 13' 1" (3.35m x 3.99m)

With double glazed window to rear aspect and built wardrobes.

Bedroom Two

11' x 11' (3.35m x 3.35m)

With double glazed window to front aspect and radiator.

Bedroom Three

11' x 7' 8" (3.35m x 2.34m)

With double glazed window to rear aspect and radiator.

Bathroom

With bath with mixer tap and shower over the bath, wash hand basin, radiator, part tiled, double glazed window to front aspect.

Separate W/C

Comprising W/C with double glazed window to side aspect.

Outside

Front Garden

Driveway with room for three to four cars.

Rear Garden

Contains lawn, flagging, trees, hedges, shrubs and shed.



view this property online jonesandchapman.co.uk/Property/PTN116474



welcome to

Woodchurch Road, Prenton

- Three Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- Bathroom & Separate WC

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£250,000

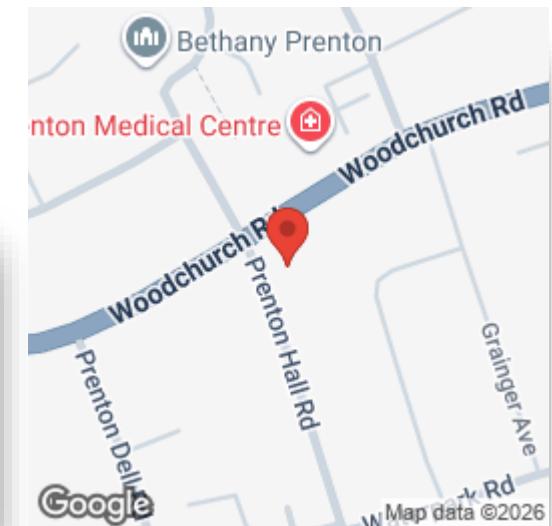


view this property online [jonesandchapman.co.uk/Property/PTN116474](https://www.jonesandchapman.co.uk/Property/PTN116474)

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.



Property Ref:
PTN116474 - 0002



Please note the marker reflects the postcode not the actual property



0151 608 2287



Prenton@jonesandchapman.co.uk



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



jonesandchapman.co.uk