



**Ringwood, Prenton, CH43 2LY**

**welcome to**

## **Ringwood, Prenton**

Zip-a-dee-doo-dah, zip-a-dee-ay My, oh, my, what a wonderful Home!!!

This well-appointed family house offers plenty of living space, and is within close proximity to local schools, transport links & amenities. Boasting three bedrooms & set within a fantastic close, Viewings available now!!



## Property Description

A fantastically sized townhouse in the sought after area of Oxton.

Situated in a quiet close in Oxton, this townhouse offers 2/3 double bedrooms, spacious and bright living room and kitchen / diner as well as a family bathroom, garage, utility room, downstairs WC and a bathroom. There is off road parking for two cars to the front, a garage and a easily maintained garden to the rear.

Leading through the entrance hall you are greeted with the utility room which exits into the rear garden, and a study or ground floor bedroom, completing this floor is the downstairs cloakroom. Following up the stairs to the first floor you are led through to the living room and across the hall you'll find access to the kitchen diner which allows floods of natural daylight.

Continuing onto the second floor, you'll find both the master and third bedroom as well as the family bathroom. and a separate WC.

Externally is an easily maintained rear garden to the rear, to the front is ample parking and a garage.

Call now to view.

### Entrance Hall

Double-glazed door and window to the front, radiator and wood laminate flooring.

### Downstairs Cloakroom

Comprising WC, wash hand basin and single-glazed window to the front.

### Study/ Downstairs Bedroom

Double-glazed window to the rear and radiator.

### Bedroom One (ground Floor)

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



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

### Utility Room

6' 7" x 11' 10" ( 2.01m x 3.61m )

Base cupboards with sink and drainer unit and plumbing for a washing machine. Central heating boiler and double-glazed door to the rear.

### Kitchen

14' 9" x 11' 9" ( 4.50m x 3.58m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob with cooker-hood above. Double-glazed window to the rear.

### Lounge

14' 9" x 13' 9" ( 4.50m x 4.19m )

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

### Bedroom Two (2nd Floor)

14' 8" x 13' 1" ( 4.47m x 3.99m )

Double-glazed window to the rear and radiator.

### Bedroom Three (2nd Floor)

8' 5" x 11' 8" ( 2.57m x 3.56m )

### Bathroom

Comprising bath, shower cubicle and wash hand basin. Double-glazed window to the rear.

### Separate Cloakroom

Comprising WC, wash hand basin and radiator.

### Outside

With rear garden.

### Rear Garden

Tiered rear garden with patio, lawn to upper tier and mature borders.

### Garage

18' 6" x 8' 5" ( 5.64m x 2.57m )



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## welcome to Ringwood, Prenton

- Two / Three Bedroom Town House
- Lounge
- Kitchen / Diner
- Utility Room
- Downstairs WC

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £240,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PTN116224 - 0006

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