



Holmlands Drive, Prenton, CH43 0UA

Grosvenor Waterford
ESTATE AGENTS LIMITED



Welcome to this charming semi-detached house located on the desirable Holmlands Drive in Prenton. This property boasts three cosy bedrooms, perfect for a growing family or those in need of extra space, and a corner plot with very large front. Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life.

The semi-detached layout provides a sense of privacy and independence, making it feel like a true home. With its classic British architecture and well-maintained exterior, this property exudes character and charm.

Holmlands Drive is known for its friendly community atmosphere, ideal for socialising with neighbours or enjoying a quiet evening in the comfort of your own home. The surrounding area offers a range of amenities, including shops, schools, and parks, ensuring convenience at your doorstep.

Don't miss the opportunity to make this lovely house your own and create lasting memories in a place you can truly call home. Book a viewing today and step into the welcoming ambiance of Holmlands Drive.

Offers over £220,000



Entrance Hall

uPVC double glazed door and windows to both side aspects, radiator, laminate flooring, stairs to first floor

Lounge 13'3" x 13'6" (4.04m x 4.13m)



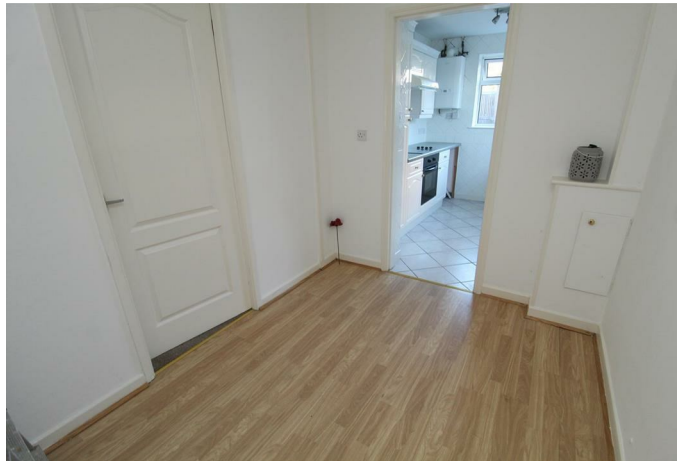
uPVC double glazed window to front aspect, gas fire in feature surround, radiator

Extended Dining Room 18'4" x 9'5" (max) (5.61m x 2.89m (max))



uPVC double glazed patio doors to rear garden, radiator

Morning Room 8'4" x 7'1" (2.56m x 2.17m)



glazed door to side aspect, built in cupboard, laminate flooring

Kitchen 8'10" x 7'7" (2.71m x 2.32m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, integrated fridge freezer, plumbing for washing machine and space for tumble dryer, tiled floor and walls, uPVC double glazed windows to side and rear aspects

First Floor

Landing

uPVC double glazed window to rear aspect, built in cupboard, access to loft space

Bedroom 1 11'1" x 10'1" (3.40m x 3.09m)



uPVC double glazed window to front aspect, radiator, built in cupboard

Bedroom 3 6'3" x 6'10" (1.91m x 2.09m)



uPVC double glazed window to front aspect, radiator, laminate flooring

Bedroom 2 10'7" x 9'6" (3.25m x 2.92m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Family Bathroom 5'6" x 6'10" (1.69m x 2.10m)



modern white suite with panelled bath with electric shower over, low level w.c. and wash hand basin, radiator, tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden
paved rear garden

Front Garden

large walled front with lawns either side of a blocked paved driveway leading to the detached garage

Covered Passageway

providing access with uPVC double glazed doors to front and rear gardens and door to garage

Detached Garage

up and over door, power and light, kitchen cabinets with worktop and sink

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : Wirral

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



