



## 113 Eleanor Road, Prenton, CH43 7QP Offers In The Region Of £573,700



Bakewell and Horner are delighted to be chosen as the marketing agent for this stunning detached family home, one that boast tastefully decorated accommodation that flows beautifully throughout. A beautiful home as is but one that offers scope to add a detached three car garage with accommodation above and a covered swimming pool!

The property is approached via the extensive driveway and a covered entrance opens to the inviting hallway with a modern shower room off. A home office can also be found off the hall as is the good sized living room with inset feature fireplace. Double doors open to the dining room which opens directly to the modern fitted breakfast kitchen with a very useful utility room off. The dining room also gives access to the sun room which takes in full appreciation of the private rear garden that boasts a sunny aspect.

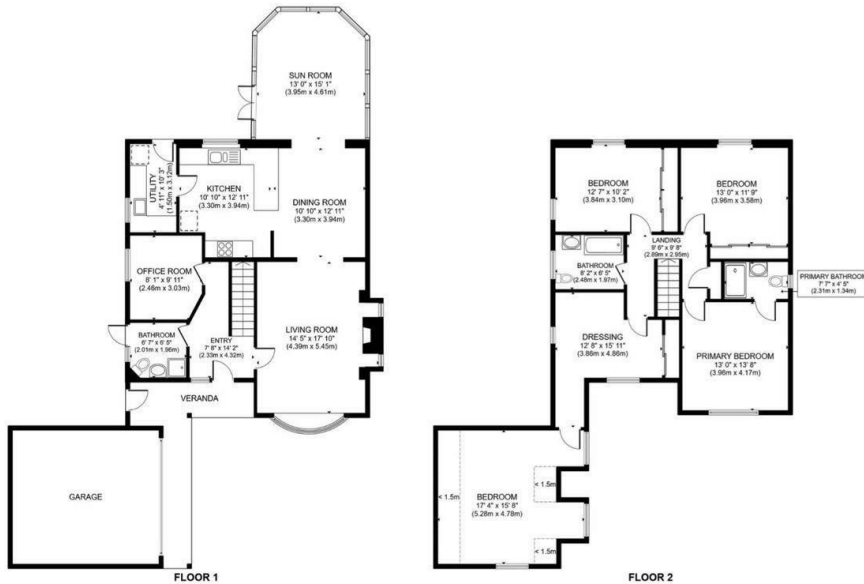
A low rise staircase leads to the first floor landing and the versatile layout means that there are four or five well proportioned bedrooms dependant on requirements. The primary bedroom boasts an en-suit shower room and three of the bedrooms boast sliding robes. The stylish family bathroom completes the accommodation on this level.

With gas central heating, double glazing, a wonderful rear garden, ample off road parking and a fantastic double garage this is a superb property as is but one that you know you can develop further into a truly spectacular multi generational home should you wish to do so. The proposed drawings are attached. EPC rating TBC. Council tax band G.

- Stunning Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Sun Room
- Downstairs Shower Room
- Modern Kitchen With Utility Area
- Dressing Room
- Family Bathroom
- Double Glazing And Gas Central Heating
- Viewing Essential!

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



GROSS INTERNAL AREA  
 FLOOR 1 1,045 sq.ft. (97.1 m<sup>2</sup>) FLOOR 2 1,010 sq.ft. (93.8 m<sup>2</sup>)  
 EXCLUDED AREAS: VERANDA 110 sq.ft. (10.2 m<sup>2</sup>) GARAGE 273 sq.ft. (25.4 m<sup>2</sup>) REDUCED HEADROOM 60 sq.ft. (5.6 m<sup>2</sup>)  
 TOTAL: 2,055 sq.ft. (190.9 m<sup>2</sup>)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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