



## 6 Pinedale Close, Prenton, CH43 9JU Offers In The Region Of £159,950



A mid terrace property situated in a quiet cul de sac location and comprising of three bedrooms, two reception rooms, kitchen, bathroom and rear garden. The property also benefits from gas central heating, double glazing and off road parking to the front of the property. Viewing of this well presented property is highly recommended to fully appreciate all that is on offer! EPC Rating C

- Three Bedrooms
- Mid Terrace Property
- Two Reception Rooms
- Family Bathroom
- Kitchen
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Garden
- EPC Rating

### Viewing

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



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
83.59 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFPE 360



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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