



## 115 Eleanor Road, Prenton, CH43 7QP Price £650,000



Nestled in the desirable Eleanor Road, Bidston Hill, this stunning detached house is a true gem waiting to be discovered. Boasting 2 reception rooms, 4 bedrooms, and 3 bathrooms, this property offers ample space for comfortable living. The dressing room, previously used as a gym, offers versatility to be transformed into a gym once again or any other space to suit your needs.

Built in 1998, this Hi-tech Home spans an impressive 3,358 sq ft, providing plenty of room for the whole family. The property features a unique super energy-efficient 5KW solar production system, ensuring not only a sustainable lifestyle but also huge cost savings on energy bills. App operated heating, blinds and even the log burner.

One of the standout features of this property is the swimming pool, which offers the luxury of dual fuel heating - choose between gas or electric for your comfort. Bi fold doors open directly into the private gardens and family size sauna to compliment.

Offering secure parking space for multiple vehicles, convenience is at your doorstep.

Within the highly sought-after area of Bidston Hill, this property offers not just a home, but a lifestyle. Don't miss the opportunity to make this house your own and enjoy the best of what this wonderful property has to offer.

- Detached Hi-Tech Home
- Large Rear Garden
- Large Modern Kitchen And Dining Area
- Heated Indoor Swimming Pool
- Parking For Multiple Cars
- Family Bathroom
- Downstairs WC
- Large Sun Room
- Views Of The Welsh Mountains
- EPC Rating B

### 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\*  
305.94 m<sup>2</sup>  
Reduced headroom  
4.33 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFEO 360



**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

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EU Directive 2002/91/EC



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