



49 Grange Mount, Prenton, CH43 4XN

Asking Price £325,000



Nestled in the desirable area of Grange Mount, Prenton, this charming four-bedroom semi-detached house offers a perfect blend of period features and modern living. Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The property boasts four well-proportioned bedrooms, providing ample space for a growing family or those who appreciate extra room for guests or a home office.

With three bathrooms, including en-suite facilities, convenience and comfort are at the forefront of this home. The layout is thoughtfully designed to cater to the needs of contemporary living while retaining the character and charm that period properties are known for.

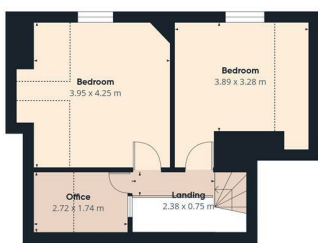
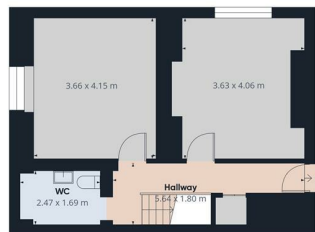
Outside, the property features both front and rear gardens, offering a delightful space for outdoor activities, gardening, or simply relaxing in the fresh air. Additionally, off-road parking for one vehicle ensures that you have a secure and convenient place to park.

This semi-detached house is situated in a sought-after area, making it an attractive option for families and professionals alike. With its combination of period charm, modern amenities, and a prime location, this property is not to be missed. Whether you are looking to buy or rent, this home presents an excellent opportunity to enjoy comfortable living in a vibrant community.

- Four Bedrooms
- Semi Detached Property
- Three Bathrooms
- Two Reception Rooms
- Off Road Parking
- Front And Rear Gardens
- Kitchen
- Sought After Location
- Viewing Essential!
- EPC Rating D

Viewing

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



Approximate total area[†]
172.9 m²
Balconies and terraces
6.6 m²
Reduced headroom
1.1 m²

(†) Excluding balconies and terraces

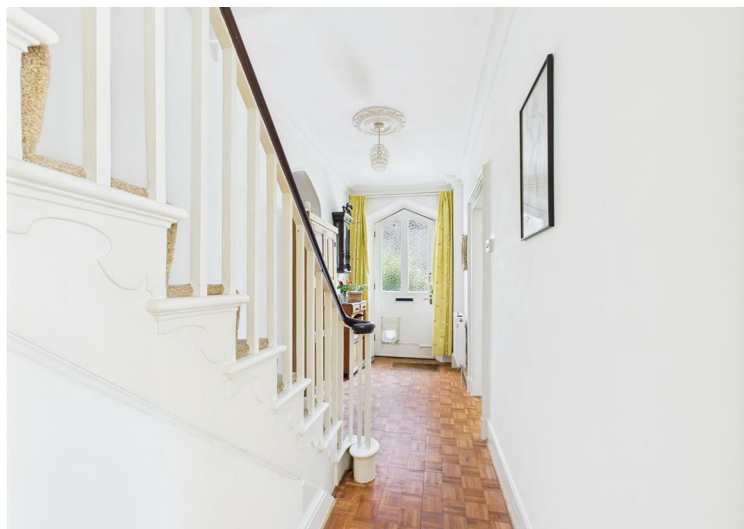
Reduced headroom
Below 1.5 m

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.

GRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very 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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