



## 123 Grange Road West, Prenton, CH43 4XB Offers In The Region Of £125,000



Nestled in the charming area of Grange Road West, Prenton, this delightful apartment offers a perfect blend of comfort and convenience. With two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The inviting atmosphere is enhanced by the natural light that floods through the windows, creating a warm and welcoming environment.

The apartment features two spacious bedrooms, ideal for a small family or professionals seeking a comfortable living space. The layout is thoughtfully designed to maximise both privacy and functionality. The bathroom is well-appointed, ensuring that your daily routines are both efficient and enjoyable.

For those who value the convenience of parking, this property includes space for one vehicle, a rare find in many urban settings. The location is also advantageous, with easy access to local amenities, transport links, and green spaces, making it an ideal choice for those who appreciate both tranquillity and accessibility.

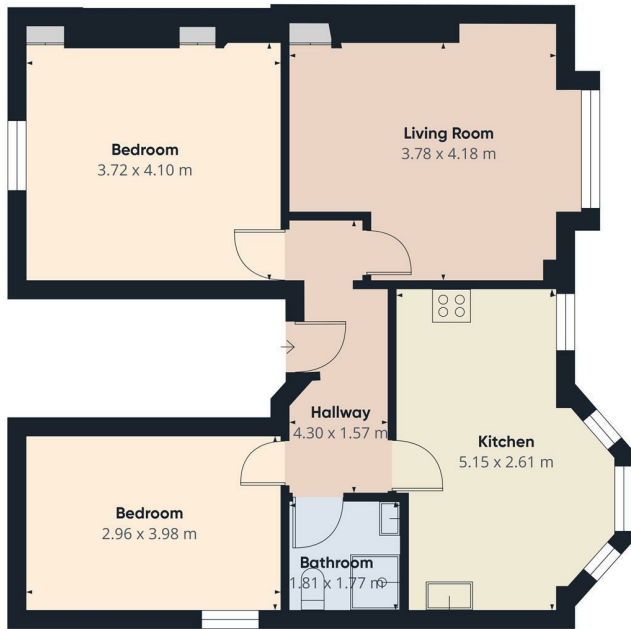
This apartment on Grange Road West is not just a place to live; it is a home that offers a lifestyle of comfort and ease. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy all that Prenton has to offer. Do not miss the chance to make this charming apartment your own.

- Two Bedrooms
- First Floor Apartment
- One Reception Room
- Kitchen With Dining Area
- Bathroom
- Parking
- Gas Central Heating
- Double Glazing
- Potential To Buy Freehold
- 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\*  
68.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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