



## Marlborough Grove, Prenton

Wirral, CH43 5RJ

Asking Price £160,000





# Marlborough Grove, Prenton

## DESCRIPTION

Calling all investors. Here is a rare opportunity to purchase a traditional three bedroom semi detached home that does need refurbishment. The property has had new windows, doors and central heating in recent years but will need all other matters attending to.

The property is offered at a hugely discounted rate to allow for the works required. Research shows that the the mirror property has recently been Sale Agreed with an asking price of £240,000.

The property is probably not suited to First time buyers unless they have considerable funds available.

This popular area is well serviced with a range of local shops with a greater range being offered by the town of Prenton. Communication links including road a public transport ensure access to surrounding areas of commerce.



# ROOMS

Covered porch with mosaic style flooring provides access to the entrance hall via a UPVc door and dayside windows.

## Entrance Hall

Laminate flooring, central heating radiator.

## Lounge

13'4" x 12'8"

Double glazed bay window, central heating radiator and gas fire.

## Dining Room

12'7" x 12'6"

Double glazed window, central heating radiator.

## Kitchen

8'11" x 6'10"

Selection of units and inset stainless steel sink, double glazed window and door.

## Bedroom One

12'10" x 14'7"

Double glazed bay window, central heating radiator.

## Bedroom Two

12'7" x 11'5"

Traditional fireplace and tiled hearth, boiler cupboard with Worcester boiler.

## Bedroom Three

9'2" x 6'9"

Double glazed window, central heating radiator.

## Bathroom

6'10" x 6'4"

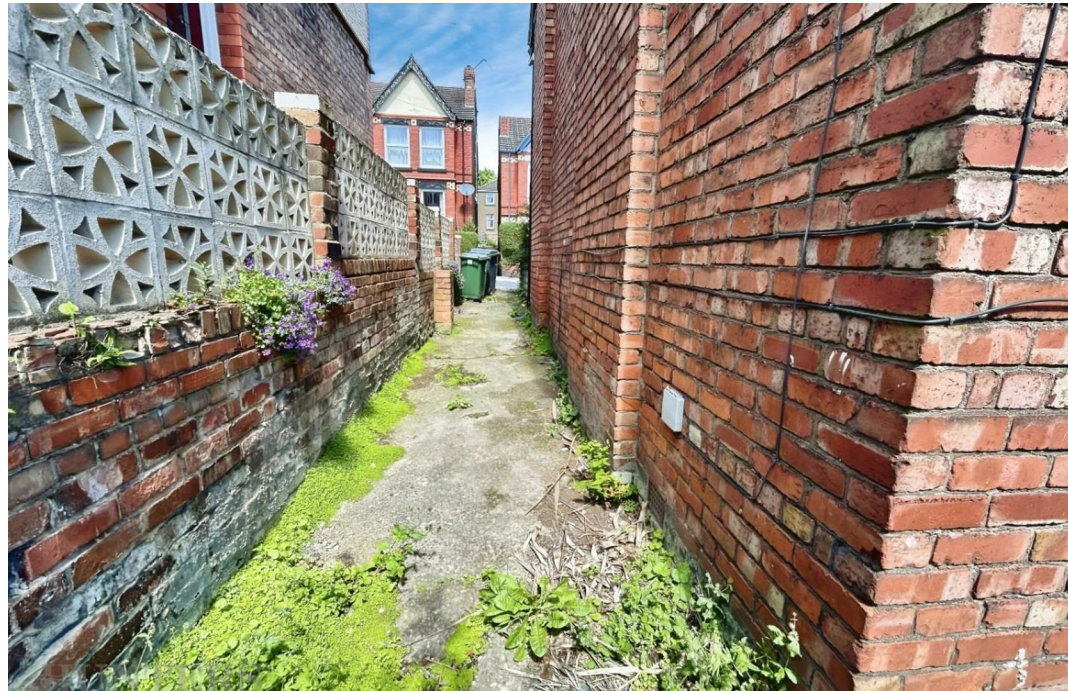
Bath, pedestal wash basin, low level w.c., double glazed window, central heating radiator.

## Outside

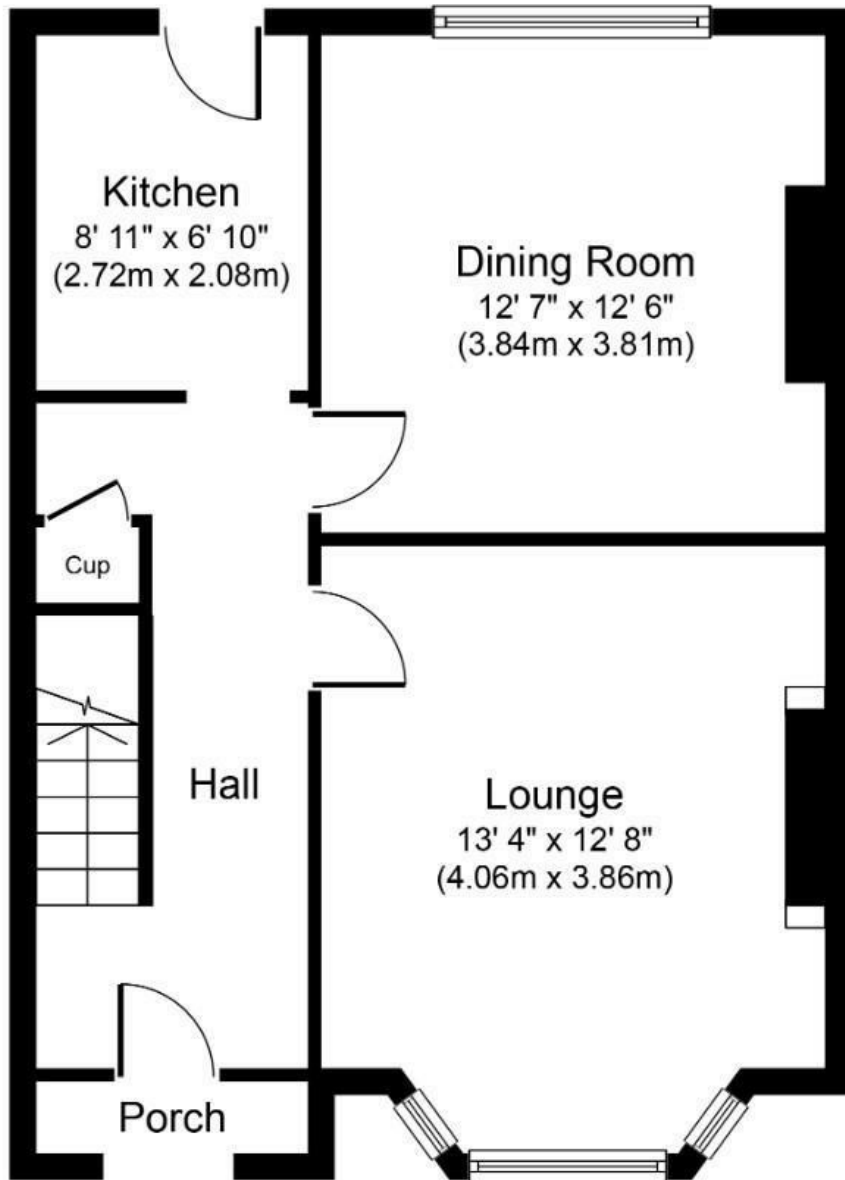
To the front of the property there is a small garden area that is dominated by mature shrubbery.

To the rear is a paved recreational area and brick built garden store. Additionally, there is a side access path.

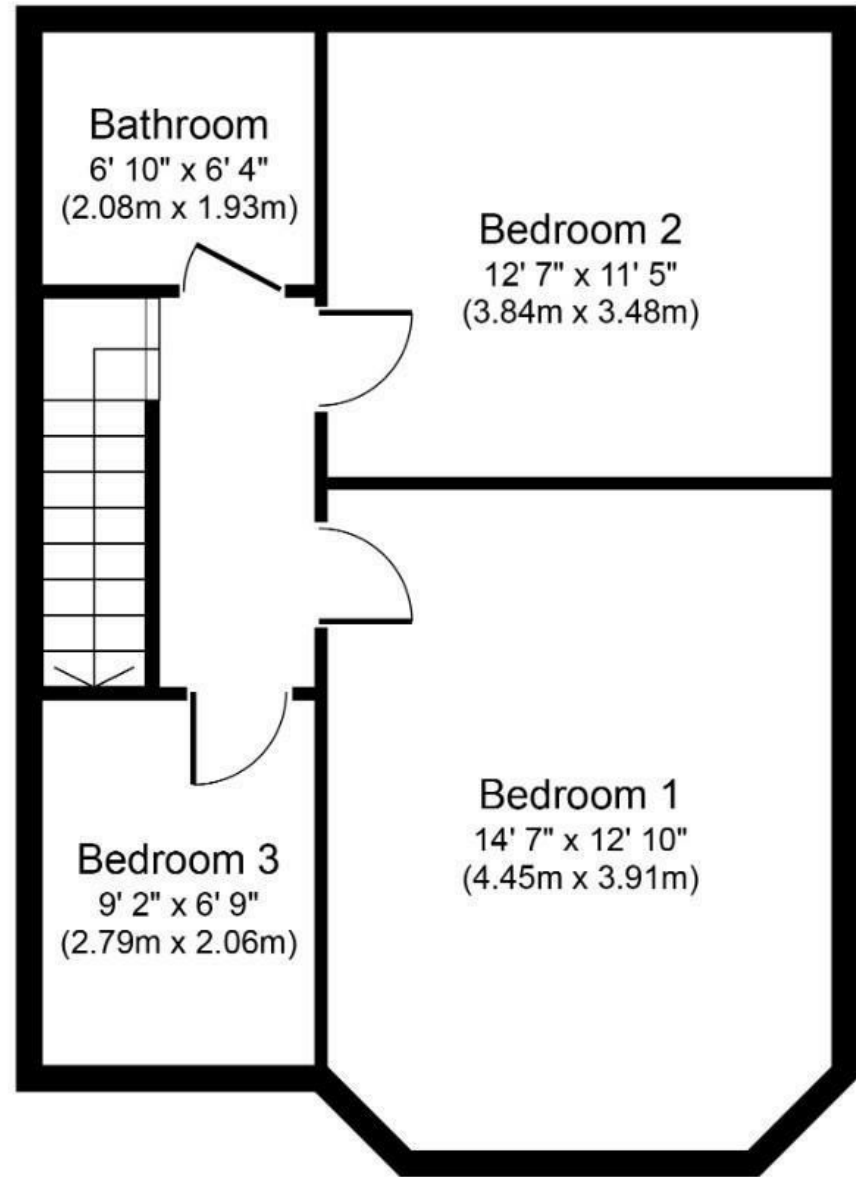








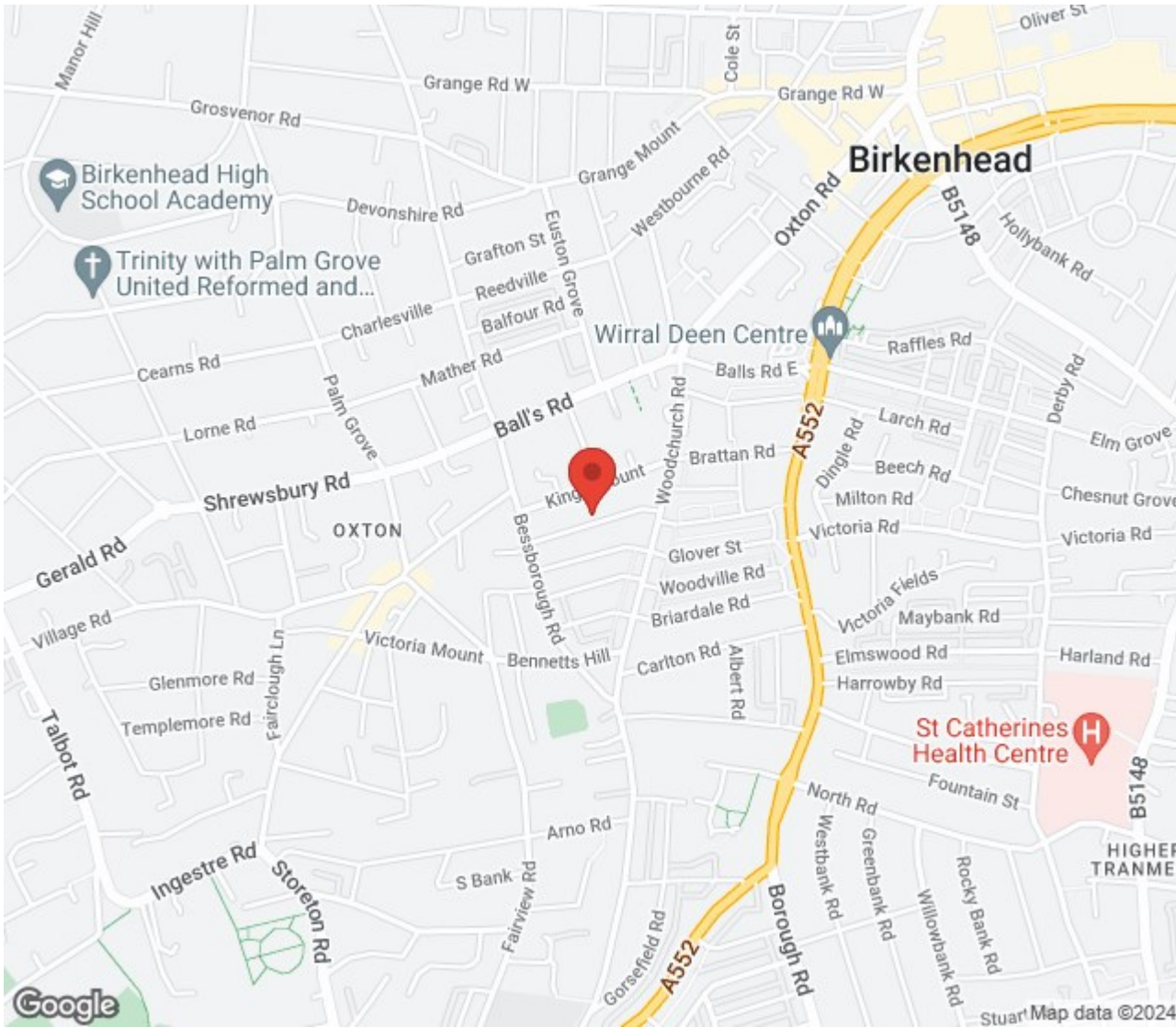
**Ground Floor**  
**Approximate Floor Area**  
**544 sq. ft.**  
**(50.6 sq. m.)**




**First Floor**  
**Approximate Floor Area**  
**537 sq. ft.**  
**(49.9 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## ENERGY PERFORMANCE CERTIFICATE

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>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465 | [littlesutton@hunters.com](mailto:littlesutton@hunters.com)**







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.