



**HUNTERS®**

HERE TO GET *you* THERE

27 Marlborough Grove, Prenton, Wirral, CH43 5RJ

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Asking Price £260,000

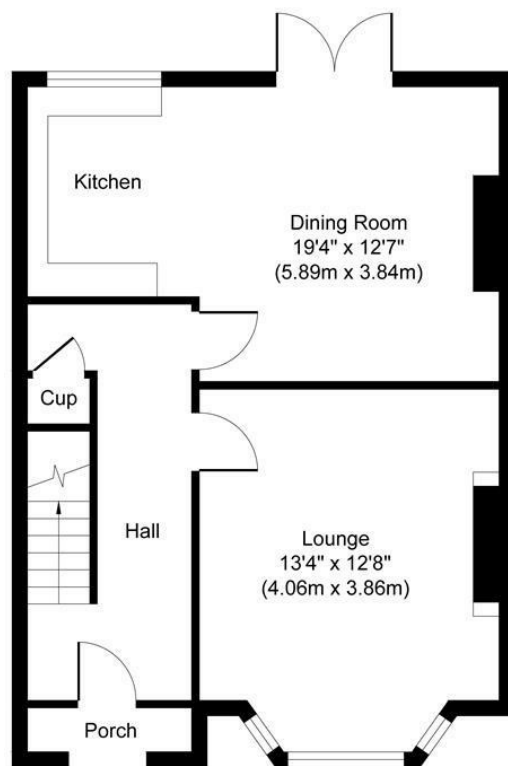
This property has been restored and improved to what we believe are exacting standards. Having been finished to a high standard, the property now offers the new owners a ready to move in high quality home.

It is difficult to put into words the transformation that has happened here and the old cliché "It has to be viewed to be appreciated" is very true in this case. In brief, the vendor has re-wired the property, fitted new doors throughout, fitted a stunning kitchen with integrated appliances, a 'WOW' factor bathroom which now awaits you, re-plastered walls, fully re-decoration and new flooring. That is just touching on the work that has been carried out.

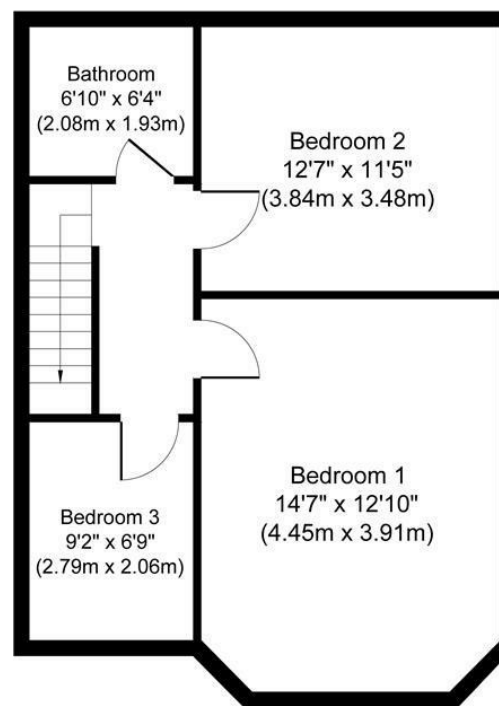
The area in general is very well established and access to the Wirral, Birkenhead and Liverpool is available by various public transport services and also the comprehensive road network.

Take a look at the photographs, enjoy the video tour and then call 0151 339 2465 to book a viewing.

Hunters Little Sutton Lettings 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465  
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**Ground Floor**  
**Approximate Floor Area**  
**544 sq. ft**  
**(50.60 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**537 sq. ft**  
**(49.90 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.

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An archway leads to the covered vestibule with mosaic style tiled flooring.

**Entrance Hall**

Original wall panelling, picture rail, central heating radiator, laminate flooring, staircase to first floor.

**Lounge**

13'4" x 12'8"  
Double glazed bay window to front, fitted with Venetian blinds, contemporary gas fire with black insert and hearth with white surround. Picture rail, central heating radiator.

**Kitchen/Dining Room**

12'7" narrowing to 8'11" x 19'4"  
This open plan room makes a great entertaining area.

The Kitchen has been tastefully replaced with a range of both wall and base units finished in navy. This is complimented by the white Quartz worktops, extending to a breakfast bar and tiled splashback. This fabulous kitchen also has a fitted AEG four burner gas hob, double oven below and modern extractor above. Integrated microwave oven, fridge freezer, dishwasher, space for automatic washing machine, Belfast style sink unit with multi-functional, contemporary mixer tap. Double glazed window to rear elevation fitted with Venetian blinds.

The Dining area continues the laminate flooring theme, French doors allow the light to flood in, an exposed chimney breast with inglenook fire recess which forms the focal point of this room. Central heating radiator.

**First Floor**

Staircase leads from entrance hall to first floor landing with picture rail and loft access.

**Bedroom One**

12'10" x 14'7"  
Double glazed bay window to front elevation with fitted Venetian blinds, central heating radiator.

**Bedroom Two**

12'7" x 11'5"  
Corner store cupboard, double glazed window to rear with fitted Venetian blinds, central heating radiator

**Bedroom Three**

9'2" x 6'9"  
Double glazed window to front elevation fitted with Venetian blinds, central heating radiator.

**Bathroom**

6'10" x 6'4"  
WOW, WOW, WOW!!

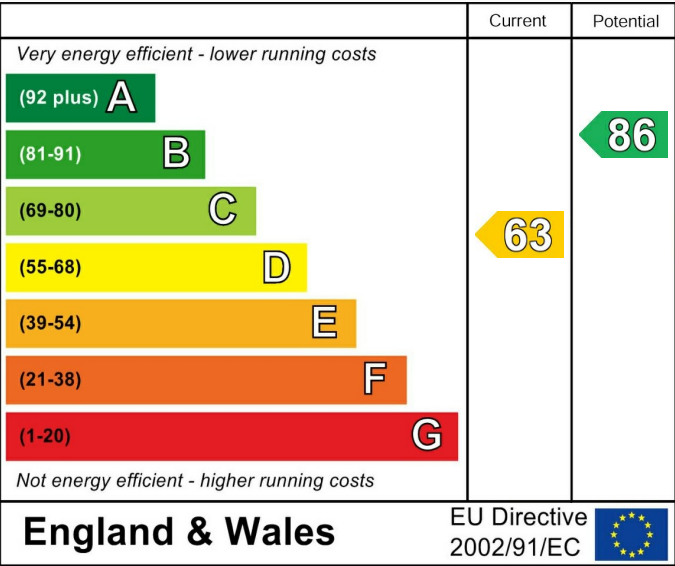
This Victorian, retro-feel bathroom is in our opinion, fantastic! This modern white suite incorporates a shaped bath with claw feet, shower above with rainfall and hand held attachments, shower screen, floating wash hand basin, low level WC, heated towel rail, part tiled walls, wood panelling to the remainder, two double glazed windows to rear elevation.

**Outside**

To the front there is a Quarry tiled path leading to the front door with the remaining area being set to gravel with raised flower border.

To the rear there is a paved patio area with borders housing some mature plants and trees including your very own palm tree. There are three brick store rooms which could be utilised in a number of ways.

**Energy Efficiency Rating**



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. 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.











