



# Waterpark Road, Prenton

£475,000



**LESLEY HOOKS**  
ESTATE AGENTS







This magnificent semi-detached house boasts a stunning and quirky design with plenty of space to accommodate your every need. Upon entering, you'll be greeted by a porch which opens into a spacious hallway that leads to three, light and airy reception rooms, perfect for entertaining guests or relaxing with the family. The kitchen dining room is a chef's dream, with ample counter space and modern appliances for cooking up delicious meals while keeping your feet warm with the under floor heating. A ground floor shower room offers convenience for guests or family members.

Upstairs, to the first floor, you'll find four generously sized double bedrooms, each with its own unique charm and character. The home office provides a quiet space for work or study and can also be used as another bedroom, while the bathroom and additional wc add extra convenience for day-to-day living.

Up again to the second floor, you will find two further double bedrooms, both with ample eaves storage. Outside, the delightful gardens provide a serene escape from the hustle and bustle of everyday life. Externally, there is also a driveway, a handy utility room and a work shop. With plenty of space for outdoor activities or simply enjoying the sunshine, this home truly has it all. Overall, this stunning and spacious house is the perfect place to call home. Interior inspection is the only way to truly appreciate this gem of a property. Situated in a sought after location, the property is within walking distance of Prenton town centre with all its shops, restaurants and amenities. Local schools and transport links are also within easy reach. Council tax band F. Freehold.



**Porch**

9'6" (2.9m) x 7'0" (2.13m)

**Hallway**

27'6" (8.38m) x 6'6" (1.98m)

**Downstairs Shower Room**

9'3" (2.82m) x 5'1" (1.55m)

**Lounge**

19'3" (5.87m) Into Bay x 13'10" (4.22m)

**Sitting Room**

17'3" (5.26m) x 12'10" (3.91m)

**Living Room**

13'6" (4.11m) x 11'7" (3.53m)

**Kitchen Dining Room**

28'7" (8.71m) x 12'1" (3.68m) Max



**Bedroom One**

19'4" (5.89m) x 13'11" (4.24m)

**Bedroom Two**

17'1" (5.21m) x 12'11" (3.94m)

**Bedroom Three** 13'8" (4.17m) x 12'0" (3.66m)

**Bedroom Four**

13'6" (4.11m) x 10'11" (3.33m)

**Home Office/Bedroom Five**

14'8" (4.47m) x 9'9" (2.97m)

**Bathroom**

8'2" (2.49m) x 6'6" (1.98m)

**Bedroom Six**

20'1" (6.12m) x 13'11" (4.24m)

**Bedroom Seven**

13'0" (3.96m) x 12'0" (3.66m)









GROUNDFLOOR  
1480 SQ.FT. (136.9 SQ.M.) APPROX.

1ST FLOOR  
1285 SQ.FT. (119.3 SQ.M.) APPROX.

2ND FLOOR  
1065 SQ.FT. (98.3 SQ.M.) APPROX.



TOTAL FLOOR AREA: 3186 sq. ft. (296.0 sq.m.) APPROX.

These plans are intended to provide an approximate indication of the general arrangement, measurements, of doors, windows, fixtures and fittings and are not intended to be used for any other purpose. They are for information only and should be used in conjunction with the particulars of the offer. The actual appearance and appearance shown have not been tested and no guarantee is given as to their accuracy or otherwise. See also the particulars of the offer.

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