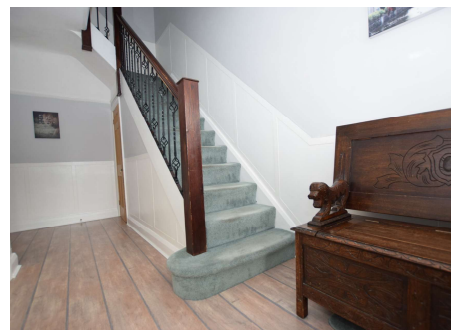




Glenavon Road, Prenton

£385,000



LESLEY HOOKS
ESTATE AGENTS





This spacious semi-detached house is a dream home, perfect for families looking for plenty of room to spread out. As you step inside, you'll be greeted by a welcoming hallway that leads through to a comfortable lounge and a cozy sitting room. The open plan kitchen family room is perfect for entertaining, with plenty of space for cooking, dining and relaxing. There's also a convenient downstairs shower room, ideal for guests. Heading upstairs, you'll find four generous bedrooms, each offering plenty of space to unwind and relax. The bathroom is well-appointed, with a three piece suite in white and under floor heating. If you need even more room, there's a loft room that can be used however you see fit. Outside, you'll find a driveway that provides ample parking for multiple cars, as well as a large, south westerly rear garden that's perfect for summer barbecues and lazy afternoons soaking up the sun. All in all, this is a fantastic property that offers plenty of space and comfort for a growing family.

Porch

6'0" (1.83m) x 3'3" (0.99m)
Tiled flooring, door into the hallway.

Hallway

15'4" (4.67m) x 6'4" (1.93m)
Laminate flooring, under stairs storage cupboard.

Lounge

13'9" (4.19m) Into Bay x 12'3" (3.73m)
Laminate flooring, fireplace, bay window to the front.

Sitting Room

13'4" (4.06m) x 11'8" (3.56m)
Laminate flooring, fireplace, double doors into the family room.

Open Plan Kitchen Family Room

21'7" (6.58m) Max x 23'4" (7.11m) Max
Fitted kitchen with excellent range of units at both eye and floor level, double oven, five ring gas hob, cooker hood, integrated dishwasher, door to the side, tiled flooring, dining and seating area with two sets of double doors out to the rear garden and two sky lights.

Downstairs Shower Room

11'5" (3.48m) x 6'5" (1.96m) Max
Three piece suite comprising shower cubicle, wash hand basin and wc, fully tiled walls and floor, under floor heating, window to the side.



Bedroom One

13'11" (4.24m) Into Bay x 11'3" (3.43m) Into Wardrobe Recess
Excellent range of fitted wardrobes, bay window to the front.

Bedroom Two

13'5" (4.09m) x 11'9" (3.58m) Into Wardrobe Recess
Excellent range of fitted wardrobes, laminate flooring, window to the rear.

Bedroom Three

9'9" (2.97m) x 8'2" (2.49m)
Laminate flooring, window to the rear.

Bedroom Four 9'8" (2.95m) x 7'5" (2.26m)

Window to the front.

Bathroom

9'4" (2.84m) x 5'4" (1.63m)
Three piece suite in white comprising bath with shower and shower screen over, wash hand basin and wc, fully tiled walls and floor, under floor heating, two windows to the side.

Loft Room

20'5" (6.22m) Max x 10'0" (3.05m)
Ideal as a fifth bedroom or home office, laminate flooring, two sky lights, eaves storage.



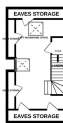
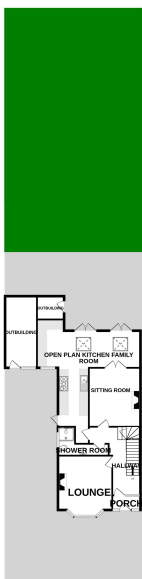




REAR GARDEN
100 sq. m. (1076 sq. ft.) approx.

1ST FLOOR
100 sq. m. (1076 sq. ft.) approx.

2ND FLOOR
100 sq. m. (1076 sq. ft.) approx.



TOTAL FLOOR AREA: 1888 sq. ft. (175.4 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The sale is for complete agreement only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or operation.

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