



# Borough Road, Prenton

£675 PCM



**LESLEY HOOKS**  
ESTATE AGENTS





Positioned above a local convenience store with personal access, this deceptively spacious first floor flat offers more than meets the eye! Ideally located within easy walking distance of shops, schools, and bus routes, everything you need is right on your doorstep. Inside, the flat benefits from uPVC double glazing and efficient combi gas central heating, ensuring comfort all year round. Step into a generous personal hallway that sets the tone for the rest of the home. The open plan lounge and fitted kitchen create a welcoming space to relax or entertain, complete with an integrated oven and four-ring gas hob. The flat boasts two well-proportioned double bedrooms and a sleek, modern three-piece bathroom featuring a mixer shower and screen over the bath – perfect for unwinding after a long day. With immediate availability, this bright and surprisingly spacious flat is ready for you to move in and make it your own! Council tax band A. EPC rating tbc



#### **Hallway**

20'5" (6.22m) x 5'4" (1.63m)

#### **Open Plan Lounge & Kitchen**

17'8" (5.38m) x 15'0" (4.57m)

#### **Bedroom One**

12'10" (3.91m) x 11'10" (3.61m)

#### **Bedroom Two**

9'9" (2.97m) x 9'6" (2.9m)

#### **Bathroom**

5'9" (1.75m) x 5'4" (1.63m)







GROUND FLOOR  
639 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 639 sq.ft. (59.7 sq.m.) approx.  
These areas are for information only and are not intended to be used as a basis for any contract. The areas are for information only and are not intended to be used as a basis for any contract. The areas are for information only and are not intended to be used as a basis for any contract.

**Contact Us:**

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.