



Prenton Dell Avenue, Prenton

Offers Over £265,000



LESLEY HOOKS  
ESTATE AGENTS







This beautifully presented semi-detached home is light, airy, and ready to move straight into. Tastefully styled throughout, the property benefits from uPVC double glazing and combi gas central heating. The welcoming hallway with modern laminate flooring leads into a bright lounge with a feature fireplace and log burner, seamlessly opening into the dining room. From here, double doors open out to the garden, creating the perfect space for entertaining. The stylish fitted kitchen boasts a double oven, four-ring electric hob and integrated fridge freezer, completing the ground floor. Upstairs, you'll find three generously sized bedrooms, with the two main rooms featuring fitted wardrobes, along with a smart three-piece bathroom suite with shower over the bath. Outside, the front driveway provides off-road parking for two cars side by side. To the rear, the garden is a real highlight, featuring a timber sun deck, low-maintenance artificial lawn and a charming timber summer house, currently used as a gym. Ideally located within walking distance of local shops, schools and excellent transport links, this is a wonderful home for families or first-time buyers alike. Council tax band C. Freehold.



#### **Hallway**

11'0" (3.35m) x 6'4" (1.93m)

#### **Lounge**

13'4" (4.06m) x 10'9" (3.28m)

#### **Dining Room**

10'10" (3.3m) x 9'5" (2.87m)

#### **Kitchen**

10'10" (3.3m) x 7'2" (2.18m)

#### **Bedroom One**

12'1" (3.68m) x 10'10" (3.3m)

#### **Bedroom Two**

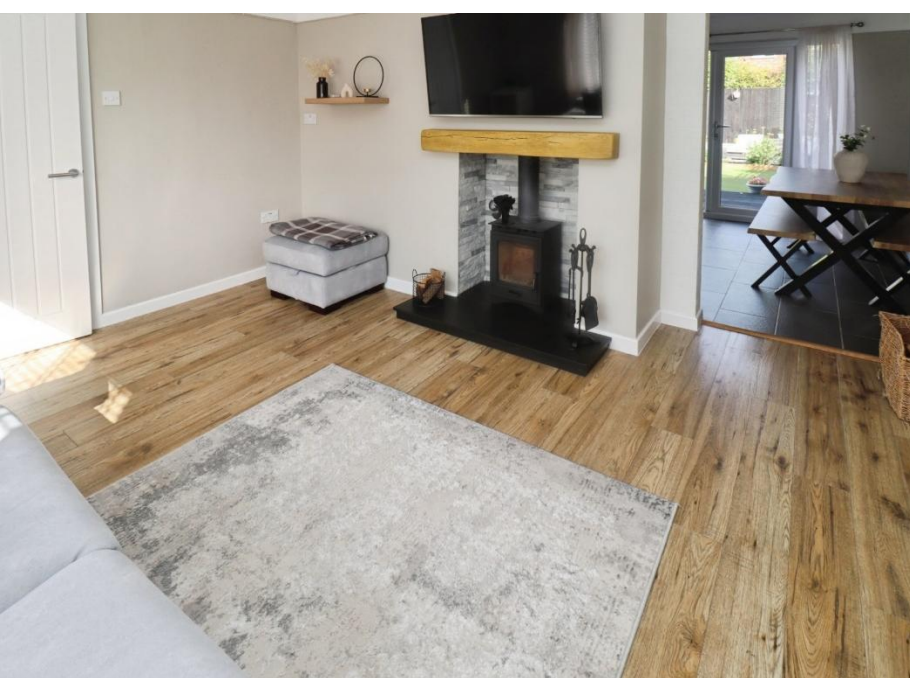
11'3" (3.43m) x 9'4" (2.84m)

#### **Bedroom Three**

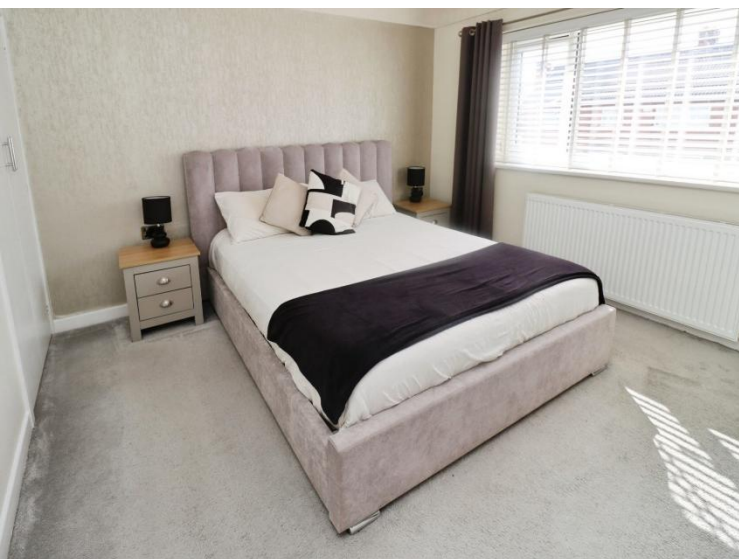
7'10" (2.39m) x 7'11" (2.41m)

#### **Bathroom**

8'6" (2.59m) x 5'8" (1.73m)



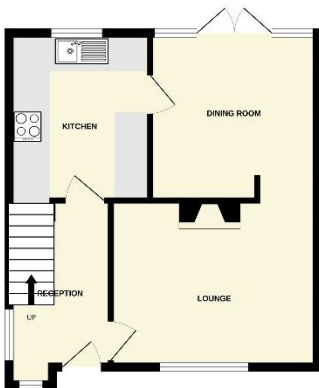




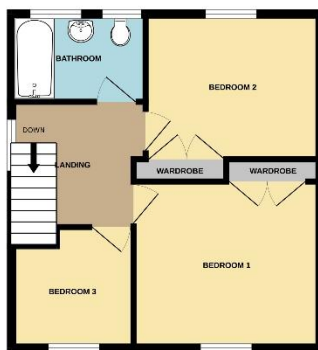




GROUND FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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