



Ledbury Close, Prenton

£210,000



LESLEY HOOKS
ESTATE AGENTS





This semi-detached home offers a fantastic opportunity for buyers looking to put their own stamp on a property. In need of refurbishment throughout, the house provides generous and versatile accommodation with plenty of potential to create a wonderful family home. The ground floor begins with a porch leading into a welcoming hallway. Bedroom one is conveniently located on this level, along with a shower room. The lounge is a comfortable living space and flows openly into the dining room, making it ideal for everyday living and entertaining. The kitchen leads through to a large conservatory which, although in need of work, offers a versatile additional living space. A useful utility area adds further practicality.

To the first floor you will find three bedrooms. Externally, the property benefits from a driveway providing off-road parking, a garage, and an enclosed garden which offers a pleasant outdoor space. Ideally located, the property is close to a range of local amenities, with shops and restaurants just a short walk away. Excellent transport links are also nearby, including bus stops within walking distance, while the motorway is only a few minutes' drive away, providing easy access to both Chester and Liverpool. Offered with no onward chain, this home is a great opportunity to create something truly special. Council tax band C. Freehold.



Porch

7'3" (2.21m) x 3'0" (0.91m)

Hallway

10'1" (3.07m) Max x 9'9" (2.97m) Max

Bedroom One

12'1" (3.68m) x 10'0" (3.05m)

Bathroom

11'3" (3.43m) x 5'10" (1.78m)

Lounge

14'10" (4.52m) Max x 20'4" (6.2m) Max

Dining Area

12'1" (3.68m) x 10'0" (3.05m)

Kitchen

20'1" (6.12m) x 9'10" (3m)

Conservatory

21'1" (6.43m) x 15'1" (4.6m) Max

Utility Area

7'6" (2.29m) x 12'11" (3.94m) Max

Landing

10'11" (3.33m) Max x 9'5" (2.87m) Max

Bedroom Two

9'10" (3m) x 10'1" (3.07m)

Bedroom Three

8'10" (2.69m) x 10'1" (3.07m)

Bedroom Four

10'11" (3.33m) x 6'5" (1.96m)

Garage

15'9" (4.8m) x 16'7" (5.05m) Max







GROUND FLOOR
1364 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR
852 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA: 1716 sq.ft. (158.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the measurements of these dimensions, errors and any other items are disclaimed and the responsibility is taken for any error, omission or mis-statement. The plan is for information purposes only and should be used as a guide only. It is not to be used for any other purpose. The contents, accuracy and availability of the information is not guaranteed and no responsibility is taken for any errors or omissions. Scale: 1:100 (approx.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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