



# 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)

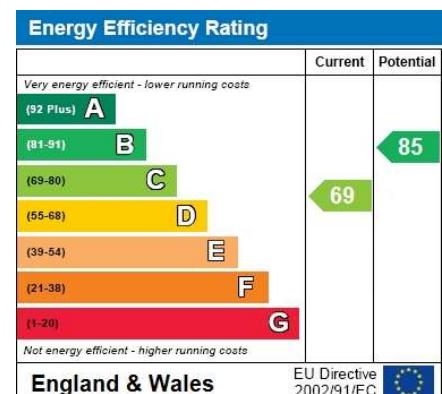
#### **Bedroom Four**

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

#### **Garage**

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





## Contact Us:

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TOTAL FLOOR AREA: 1716 sq ft. (159.4 sq m) approx.  
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