



Offers In Excess Of £200,000

****NO CHAIN**** A credit to the current owners. This beautifully presented four bedroom semi-detached property is perfect for families and is situated only a stone's throw away from Oxton Village with a fantastic selection of local shops, bars and restaurants to choose from. Offering extended living space to the ground floor, four good sized bedrooms to the first floor and private outside space makes this property one not to be missed. In brief the property comprises, Entrance Porch, Hallway, Two Reception Rooms, modern Kitchen/Dining Area, Four Bedrooms and Family Bathroom. Externally the property has space to the front side with a sunny private garden to the rear. The property also benefits from gas central heating and double glazed windows. To arrange a viewing please contact a member of the sales team on 0151 609 2717.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Bessborough Road, Prenton, Merseyside CH43 5RN

Entrance Porch 6'9" x 4'8" (2.078 x 1.431)

Hallway

Having parquet flooring, stairs leading to first floor accommodation, under stairs storage, radiator, doors leading to both reception rooms and dining area.

Reception Room One 14'5" x 12'11" (4.400 x 3.947)

Having double glazed bay window to front elevation, two double glazed windows to side elevation, parquet flooring, television point, feature fireplace with tile surround, radiator.

Reception Room Two 11'10" x 14'10" (3.627 x 4.524)

Having double glazed window to side elevation, parquet flooring, radiator, feature fireplace with surround.

Dining Room 11'10" x 9'2" (3.625 x 2.819)

Having double glazed french doors leading to rear garden, radiator, wall mounted boiler, open access to kitchen.

Kitchen 9'2" x 10'4" (2.816 x 3.170)

Having a fantastic range of wall and base units with complimentary work surfaces, one and half sink with drainer and mixer tap, free standing five ring gas cooker, double glazed window to side elevation, spotlights, space and plumbing for washing machine, space for fridge & freezer, tile splash backs.

First Floor Accommodation

Having a good sized landing space with loft access, doors to all bedrooms and bathroom.

Bedroom One 14'5" x 12'11" (4.413 x 3.949)

An excellent sized master bedroom with double glazed bay window to front elevation, two further double glazed windows to side elevation, radiator, feature fireplace, original wood flooring.

Bedroom Two 11'11" x 8'9" (3.649 x 2.675)

Having double glazed window to rear elevation, radiator, wood flooring.

Bedroom Three 10'1" x 11'3" (3.079 x 3.452)

Having double glazed window to rear elevation, radiator, wood flooring.

Bedroom Four 9'2" x 6'9" (2.798 x 2.079)

Having double glazed window to front elevation, radiator, wood flooring.

Bathroom 6'10" x 8'2" (2.083 x 2.500)

Having double glazed window to side elevation, W.C, wash hand basin, panelled bath with shower screen, tiled flooring, part tiled walls, radiator.

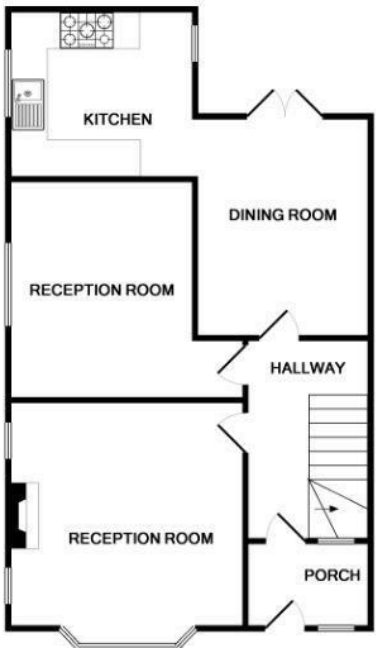
Externally

To the front of the property there are brick built borders, steps leading to front entrance door, lawn section, plants and shrubs.

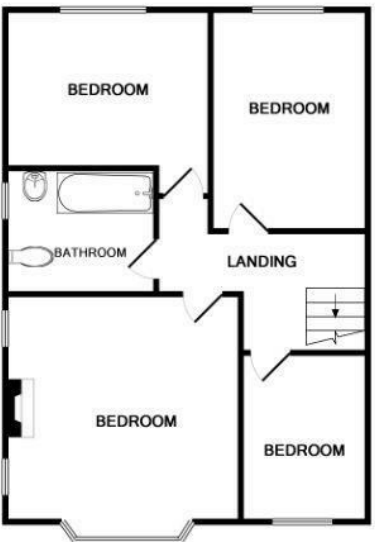
To the rear of the property there is a sunny private garden mainly laid to lawn, brick built borders, patio area, wooden gate giving side access to the property.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure furniture will fit, they should take such measurements themselves.



GROUND FLOOR



1ST FLOOR