



Melford Drive, Prenton, Wirral, CH43 3EX

- Fantastic Three Bedroom Semi Detached Family Home
- Inviting Family Lounge & Formal Dining Room
- Two Generously Sized Double Bedrooms & Single Bedroom
- Landscaped Rear Garden with Decked Patio Area
- Set on an Expansive Corner Plot with Off Road Parking
- Modern Fitted Kitchen with Integrated Hob & Oven
- Contemporary Style Three Piece Family Bathroom Suite
- Popular Location - Close to Local Amenities



£200,000
Freehold









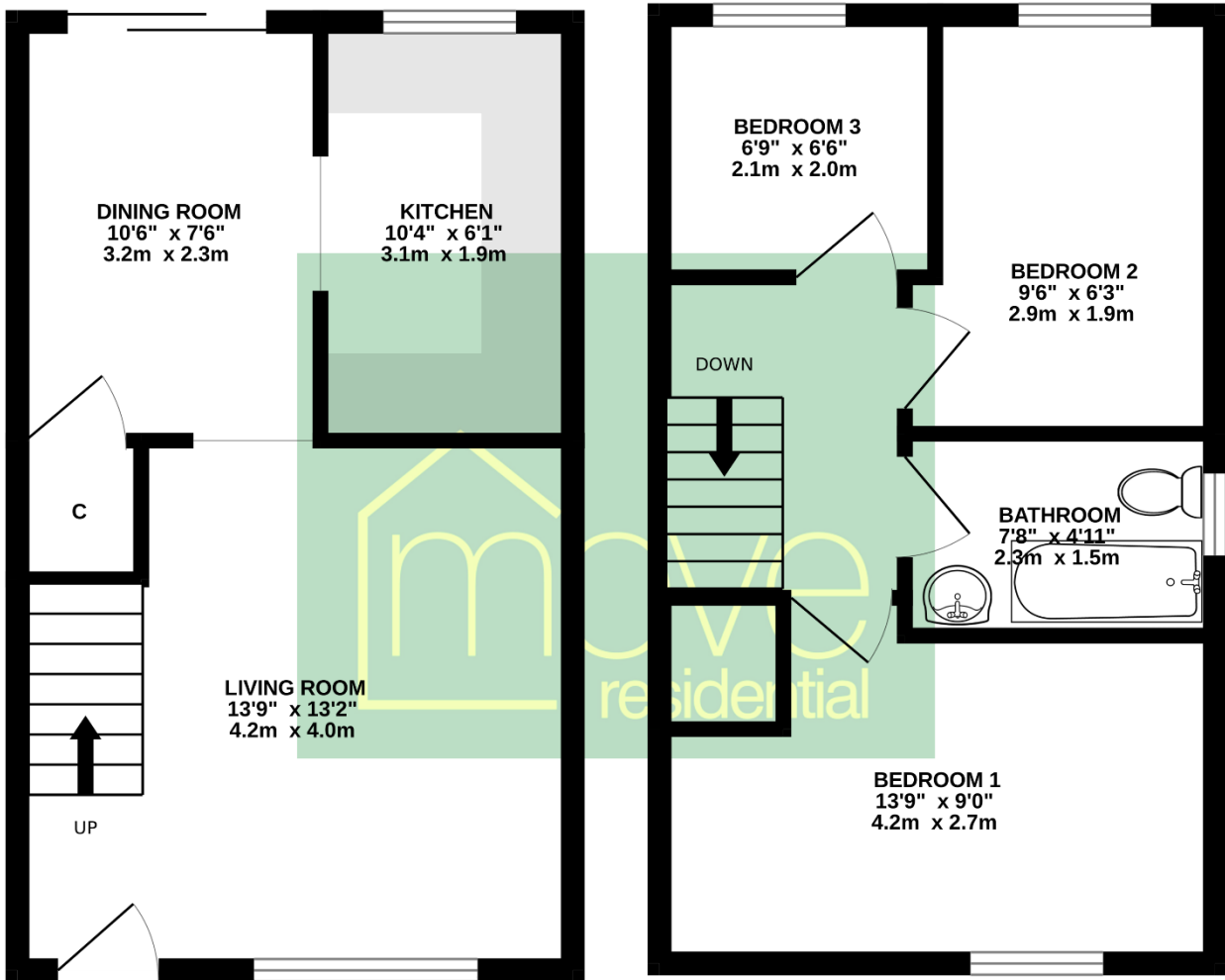


Description

An ideal purchase for first time buyers looking to get on the property ladder is this fantastic three bedroom semi detached property, set on an expansive plot - located on Melford Drive in the ever popular suburb of Prenton, CH43. Boasting a substantial frontage with plenty of off road parking and a garage that offers additional storage space, you are greeted into the property to a welcoming family lounge which is finished in a tasteful decor and bathed in natural light. To the rear, there is a delightful formal dining room which flows seamlessly into a modern fitted kitchen, complete with stylish wall and base units, fittings for appliances and plentiful work surface space. Ascending to the first floor, you will find two generously sized and well presented double bedrooms - one of which benefits from custom built fitted wardrobes, a single bedroom which would make a great dressing room, office or cot room, and a contemporary style three piece family bathroom suite. Externally, to the rear of the property, there is a neatly manicured rear garden with a decked patio area, perfect for alfresco dining and entertaining guests. Further benefits include double glazing and gas central heating throughout.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 679sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.