



Duddon Close, Prenton, Wirral CH43 2GL

- Modern Bay Fronted Four Bedroom Detached Family Residence
- Immaculately Presented and Updated Family Living Accommodation
- Bespoke Fitted Kitchen with Appliances, Utility Room and Study/Office
- Driveway, Integral Garage, Double Glazing and Gas Central Heating
- Situated on a Generous Sized Plot in the Prime Location of Prenton
- Porch, Hallway, W.C, Lounge, Dining Room and Large Conservatory
- Four Sizeable Bedrooms, Contemporary En Suite and Family Bathroom
- Beautifully Manicured Enclosed Rear Garden Enjoying a Sunny Aspect



Offers in the Region Of £450,000 – No Onward Chain

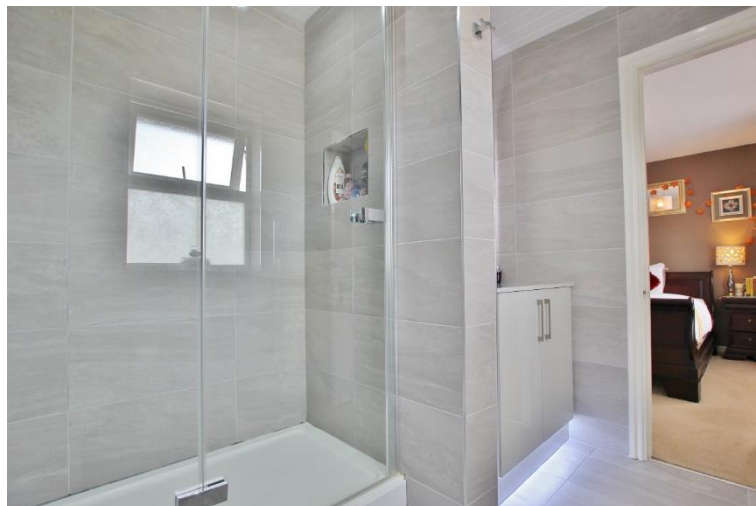








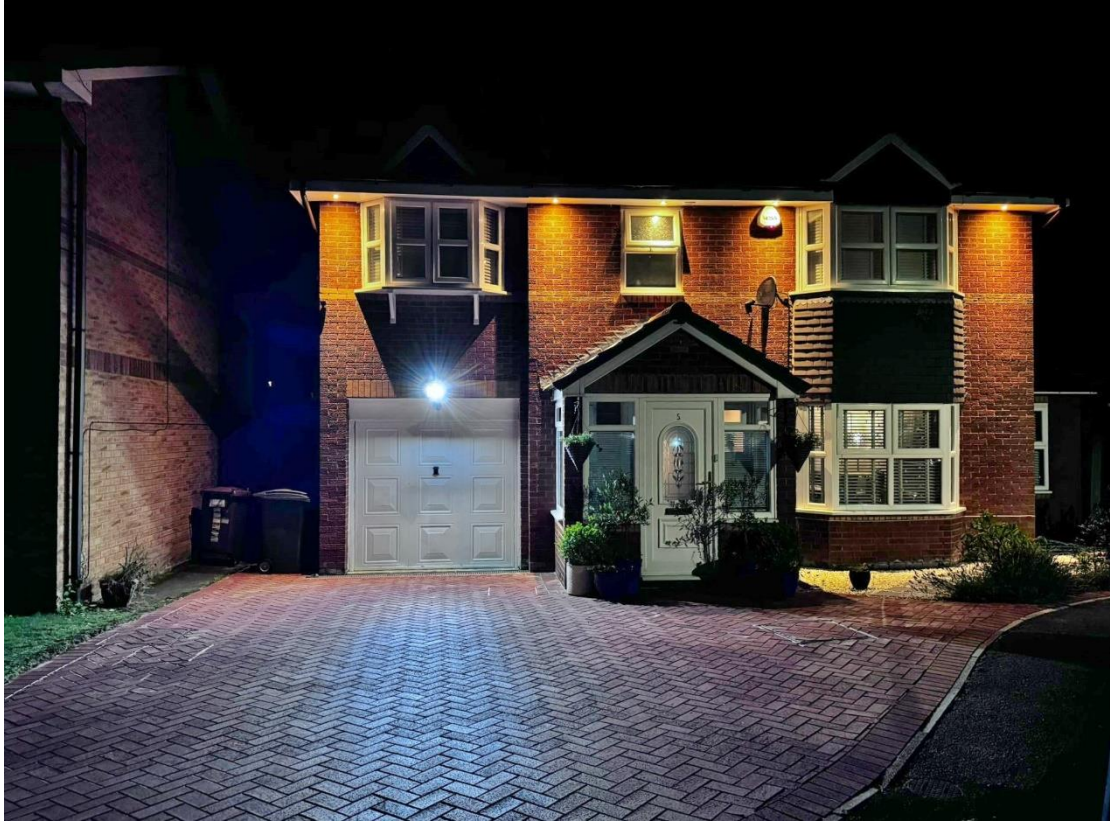










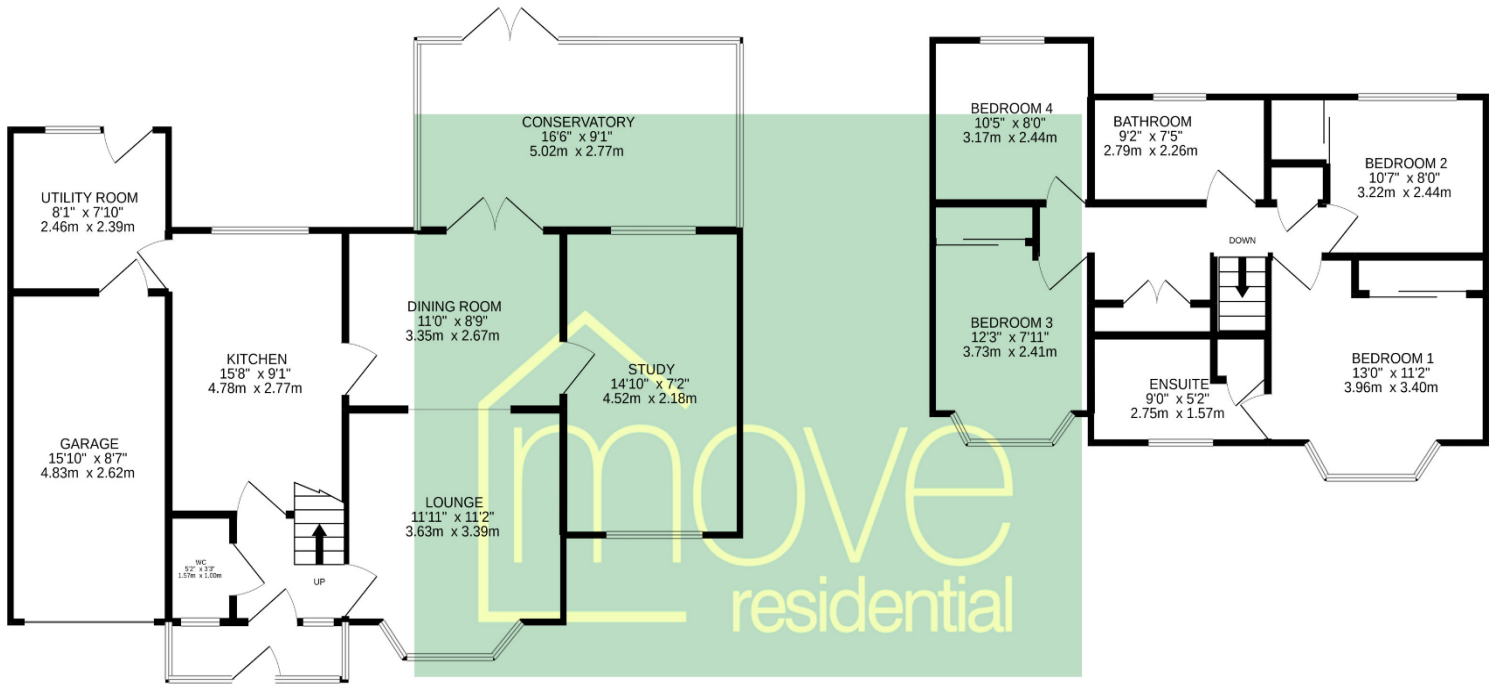


Description

Occupying a generous sized plot in the prime location of Prenton, stands this impressive, modern bay fronted four bedroom detached family home. Offered for sale with no onward chain, immaculately presented and updated by the current owners this home is located within close proximity to highly regarded schools for all age groups and must be viewed to be appreciated in full.

Appointed with a fresh and neutral décor in brief you have a porch, hallway and downstairs W.C. Bay fronted lounge with feature fireplace and opening to a dining room which leads into a large conservatory and a study. Modern well fitted kitchen with integrated appliances and utility room off with access into the garage. To the first floor you have the master bedroom with contemporary en suite, two further double bedrooms, fourth good sized bedroom and a family bathroom. Completing this home perfectly is the private rear garden, beautifully manicured with patio, sweeping lawn and mature planting borders.

Floor Plan



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



EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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.