



Bryanston Road, Prenton, Wirral CH42 8PU

- Substantial Six Bedroom Three Storey Detached Residence
- Boasting Almost 3,000 Square Foot of Living Accommodation
- Large Well Fitted Kitchen Diner, Utility Room/W.C and Garden Room
- En Suite Bathroom, Family Bathroom and Separate W.C
- South Facing Rear Garden Ideal for Entertaining or Relaxing
- Occupying an Extensive Plot in the Prime Location of Prenton
- Porch, Welcoming Hallway and Two Spacious Reception Rooms
- Six Sizeable Bedrooms Set Over Two Floors and Storage Room
- Ample Off Road Parking and an Attached Single Garage
- Close to Amenities, Transport Links and Excellent Schools



£585,000







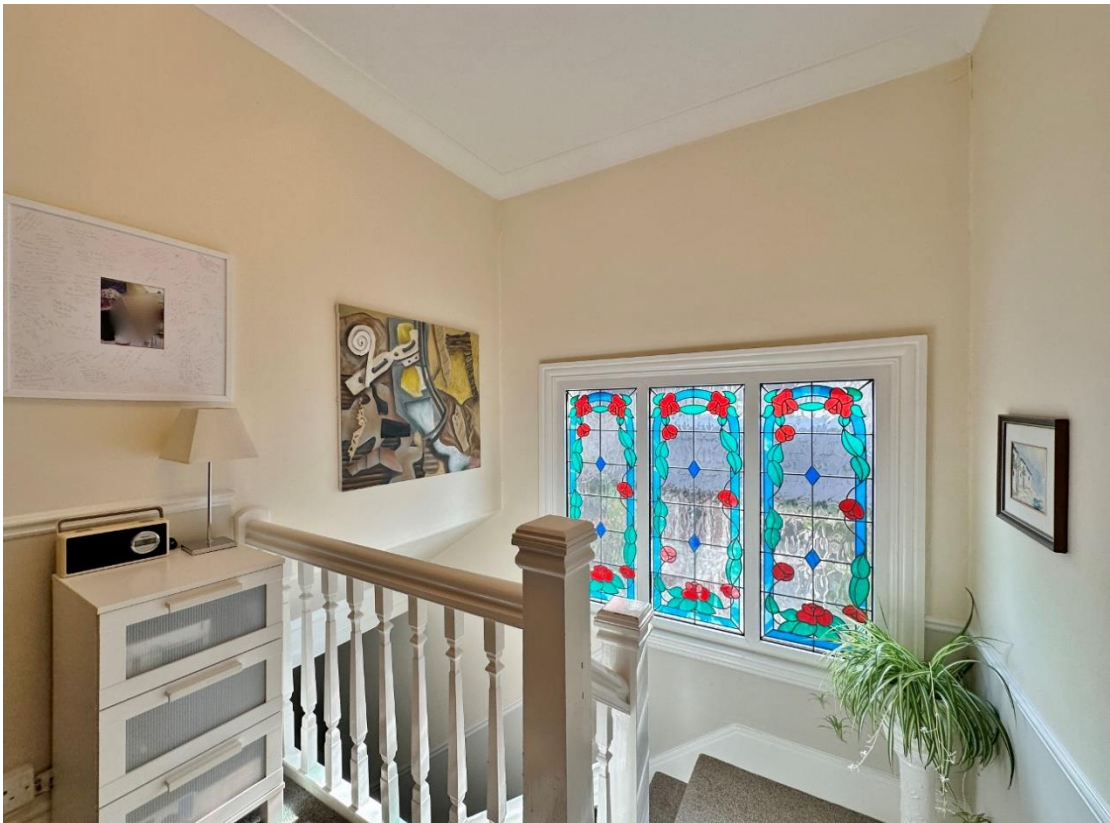




















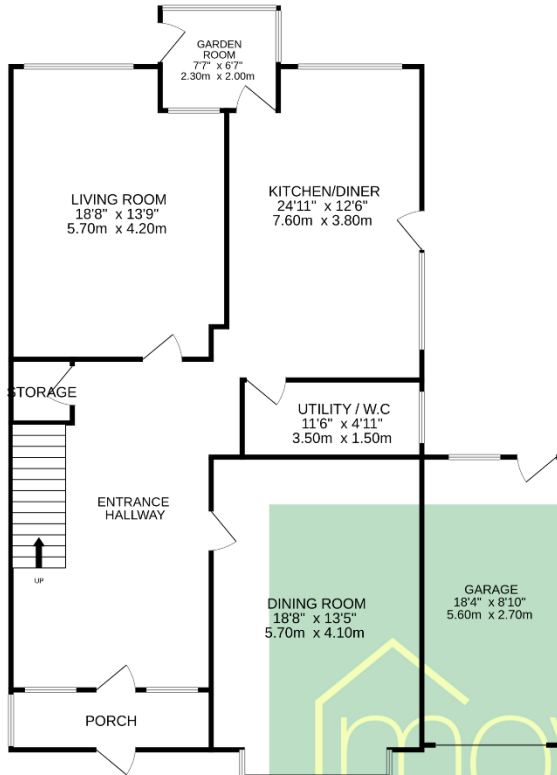




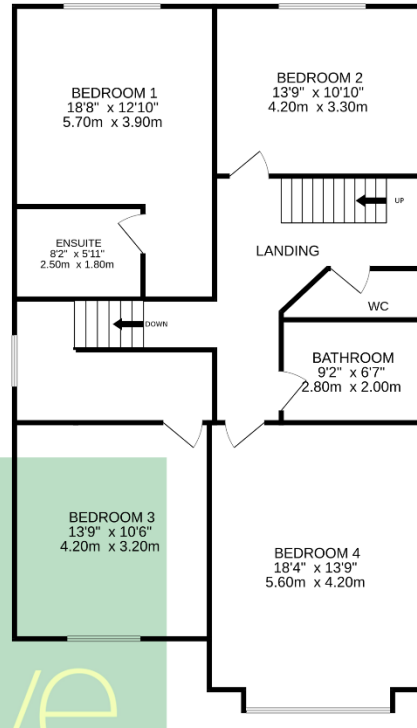




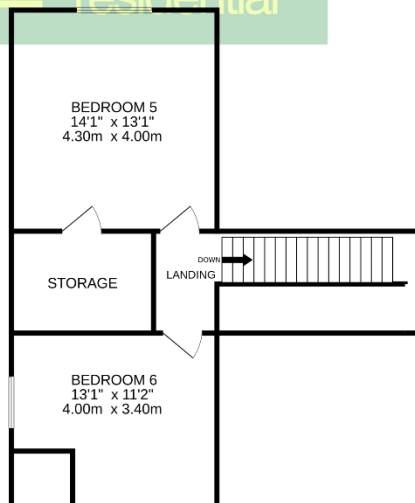
GROUND FLOOR
1352 sq.ft. (125.6 sq.m.) approx.



1ST FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



2ND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 2970 sq.ft. (275.9 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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* Approximate site map

Description

Substantial six double bedroom, three storey detached family residence occupying a generous sized plot in the prime location of Prenton. Boasting well proportioned rooms with high ceilings, character features and an abundance of natural light this impressive home spans almost 3,000 square foot of family living accommodation which must be viewed to be appreciated in full.

In brief you have a porch leading to a large welcoming hallway with feature fireplace and understairs storage. At the front of the property you have the first of two reception rooms with box bay window and fireplace. The second reception is situated at the rear of the property again with a feature fireplace and window overlooking the delightful gardens. A large kitchen diner, well fitted with a comprehensive range of wall and base units with contrasting work tops and integrated appliances. The ground floor is completed by a garden room and utility room with W.C. Set over the top two floors you have six double bedrooms, the first floor offers the master bedroom with four piece en suite bathroom, three further double bedrooms and a family bathroom with shower cubicle, bath and separate W.C. The second floor boasts two generous bedrooms and a storage room.

Set back from the road with ample off road parking and attached garage. Encapsulating this home perfectly is the aforementioned gardens, enjoying a southerly aspect with sweeping lawn, raised decked area and feature pond. A perfect space for entertaining or relaxing. Prenton is an ever popular residential areas with an array of local amenities and excellent transport links throughout Wirral, Chester and Liverpool. The area also offers highly acclaimed schools for all age groups.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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.