



Upton Road, Prenton, Wirral CH43 7QE

- Substantial Five Bedroom Four Bathroom Detached Family Residence
- Occupying a Generous Sized Plot in the Prime Location of Prenton
- Offering Excellent Potential for a Self Contained Annexe Above
- Impressive Modern Kitchen Diner with Large Family Room Off
- In Out Driveway, Large 43 Foot Long Garage with Full Size Loft
- Constructed and Appointed to a High Specification Throughout
- Boasting Over 4,100 Square Foot of Family Living Accommodation
- Hallway, Living Room, Sitting Room, Shower Room and Utility
- Five Sizeable Bedrooms, Two En suite and Family Bathroom
- Private Enclosed Rear Garden - Viewing Strongly Recommended



Guide Price £700,000 - £750,000























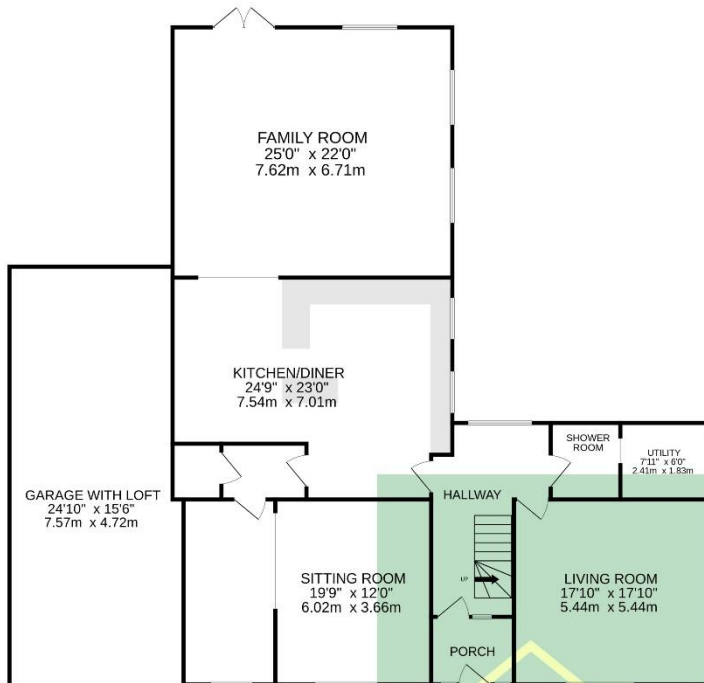
Description

A magnificent five bedroom four bathroom detached family residence is offered to the sales market by appointed agents, Move Residential. Offering exceptional accommodation boasting over 4,100 square foot of living space, constructed and appointed to the highest of standards. Occupying a large plot with in out driveway providing ample off road parking and a 43 foot long garage with full sized loft above. The property offers excellent potential for a self contained annexe above. This superb property invites a lucky buyer to continue the impressive works that have already commence allowing the property to be completed to your own needs, tastes and requirements. A closer inspection is strongly recommended to appreciate this propertied full potential.

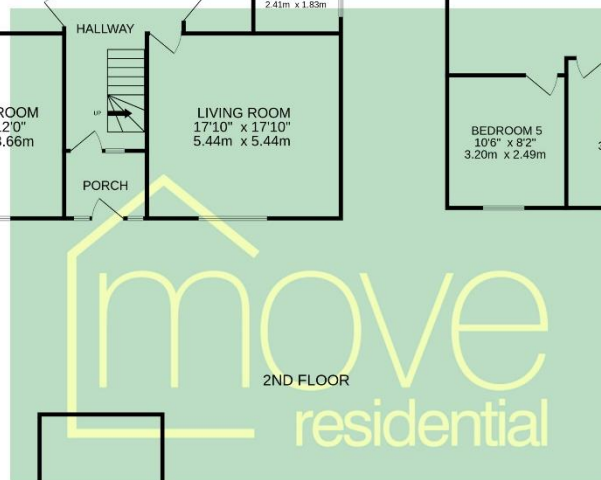
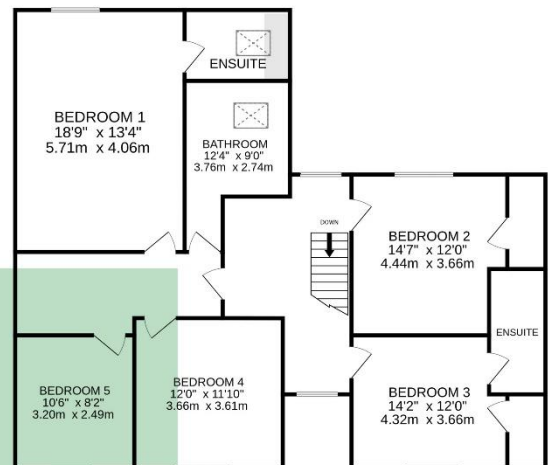
All rooms are generous in size and appointed with a neutral décor, in brief you have a porch, welcoming hallway, two large reception rooms to the front of the property along with a ground floor shower room leading to a utility. To the rear of the property you have an impressive kitchen diner, well fitted with a comprehensive range of wall and base units with contrasting work tops and integrated appliance, the kitchen opens up into a large family room with patio doors to the delightful rear garden. To the first floor you have five sizeable bedrooms, two with en suite facilities and a family bathroom.

The second floor offers excellent potential, currently accessed via a fold down ladder, partly renovated and has been designed with an annexe in mind, to potentially incorporate a living room, kitchenette and two en suite bedrooms. The aforementioned garage with its generous dimensions offers space for a workshop, storage area or for multiple vehicles. Completing this home perfectly you have a private enclosed rear garden, with patio and lawned areas.

GROUND FLOOR
2018 sq.ft. (187.5 sq.m.) approx.



1ST FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA : 4165sq.ft. (386.9 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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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 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.