



## Edinburgh Drive, Prenton, Wirral CH43 0RJ

- Superb Four Bedroom Semi Detached Family Home
- Boasting Almost 1400 Square Foot of Living Space
- Porch, Hallway and Three Spacious Reception Rooms
- Four Sizeable Bedrooms and a Four Piece Bathroom
- Open Front Aspect and Large Enclosed Rear Garden
- Immaculately Presented and Updated Accommodation
- Modern Fitted Kitchen Diner, Utility Room and W.C
- Ample Off Road Parking - New Roof in 2023 with Warranty



£325,000



























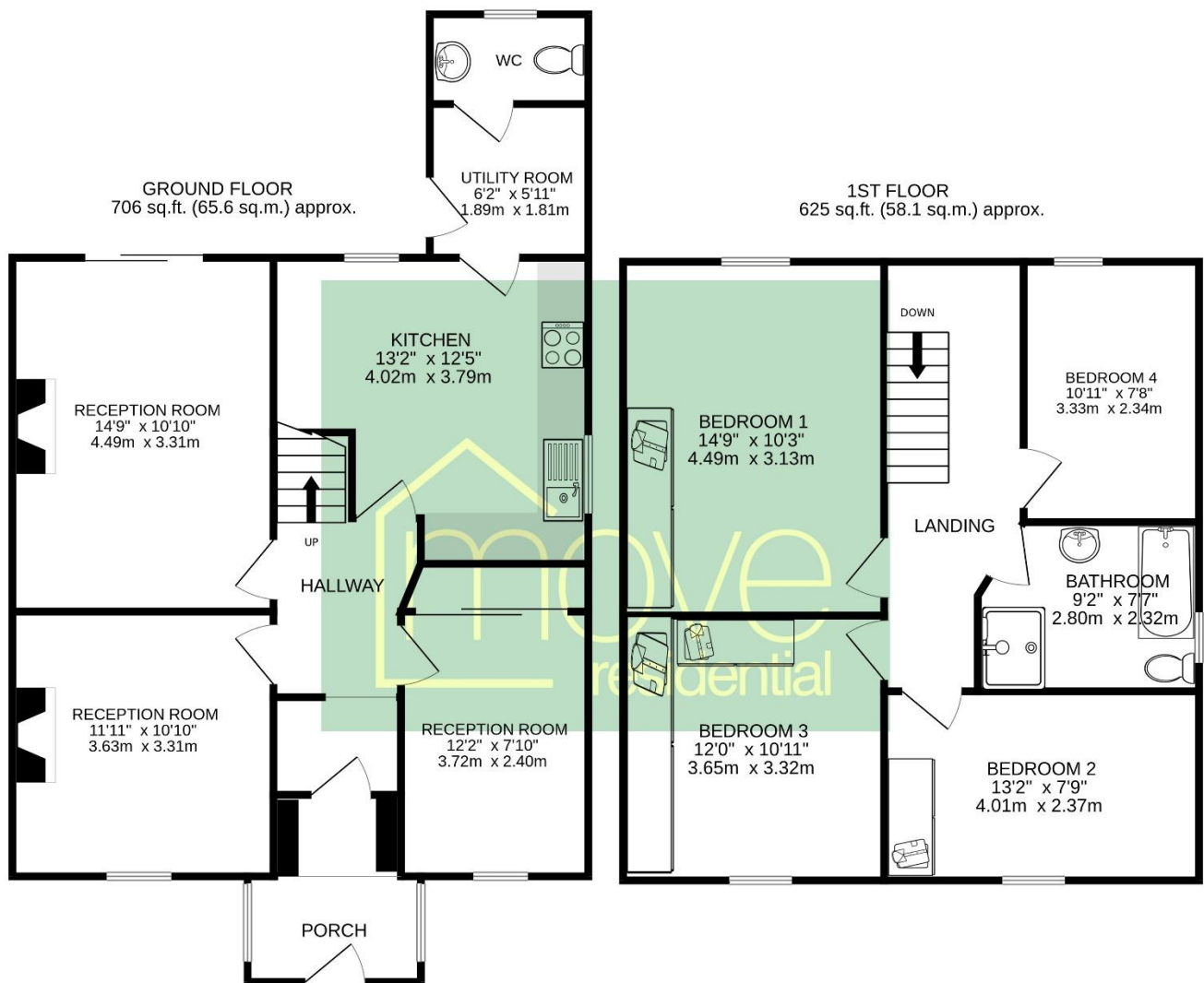








## Floor Plan



TOTAL FLOOR AREA : 1396sq.ft. (129.7 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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## Description

Move Residential are delighted to present to the sales market this impressive four bedroom semi detached family home. With a delightful open front aspect and large enclosed rear garden this superb home boasts a little under 1400 square foot of living accommodation that must be viewed to be appreciated in full. In brief you have a porch, hallway, three sizeable reception rooms and a bespoke fitted kitchen diner with utility room and downstairs W.C. off. To the first floor you have four well proportioned bedrooms two benefiting from fitted wardrobes and a large four piece family bathroom. Further benefiting from ample off road parking, double glazing, gas central heating and a new roof which was fitted in 2023 and still has a 24 year warranty remaining.

## EPC Summary

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