



## Westwood Road, Prenton, Wirral CH43 9RG

- Sumptuous Four Double Bedroom Detached Family Home
- Meticulously Updated Throughout to an Impeccable Standard
- Hallway, Sitting Room and a Lounge Opening to a Dining Room
- Four Double Bedrooms, Walk in Wardrobe, En Suite and Bathroom
- Situated in the Highly Sought After Residential Area of Prenton
- Spanning Approximately 1504 sq ft of Bright and Versatile Living Space
- Impressive Fitted Kitchen with Appliances and Utility Room with W.C
- Driveway and Stunning Mature South Facing Landscaped Rear Garden



£440,000

































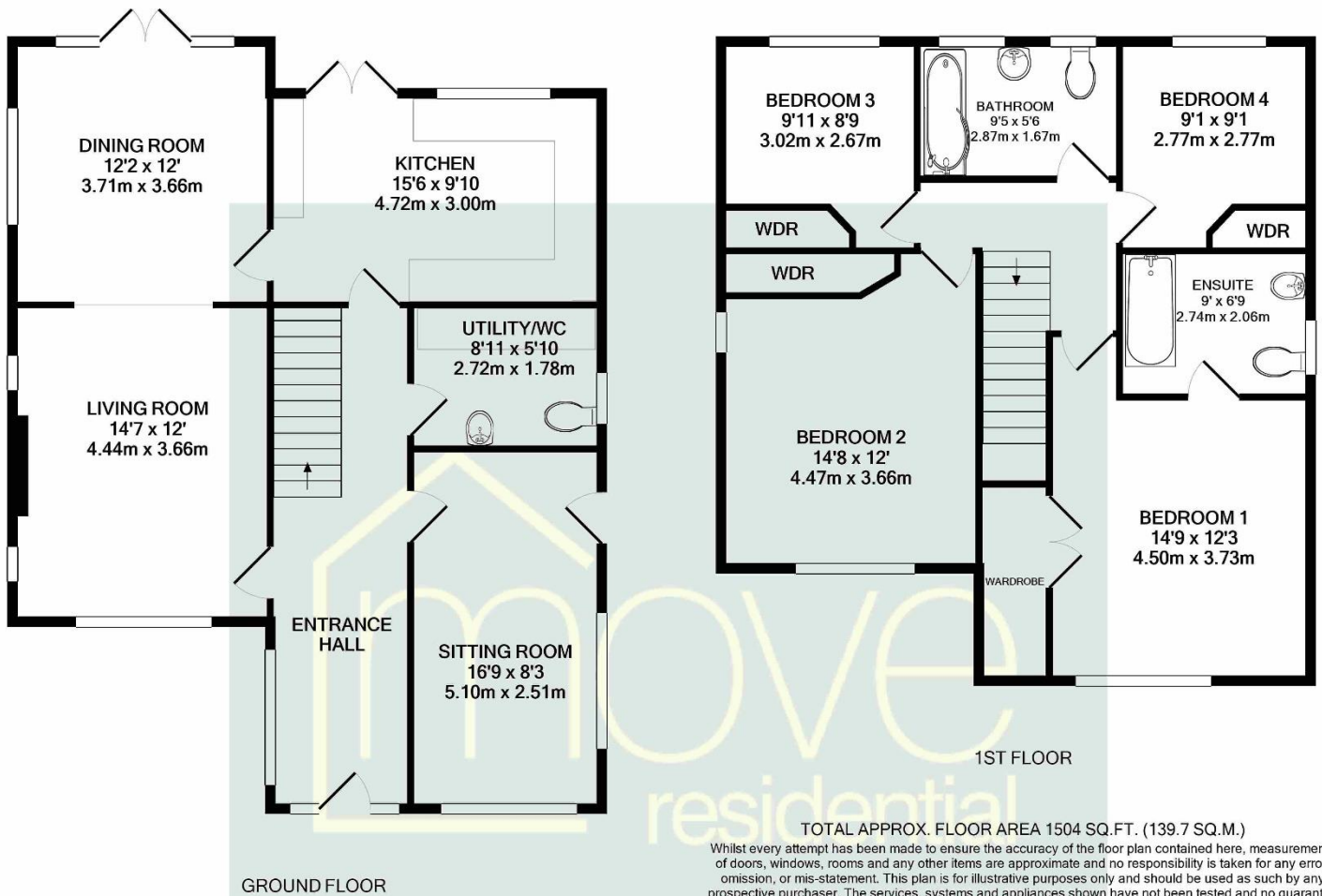
## Description

Sumptuous four double bedroom detached residence occupying a beautiful plot with sublime gardens in the prime location of Prenton. A credit to the current owners this home has been meticulously updated throughout to an impeccable standard offering spacious and bright living accommodation.

With approximately 1504 square foot of living space briefly comprising a hallway, generous sized lounge opening to a dining room, sitting room, contemporary fitted kitchen with a range of fitted appliances and a utility room with W.C. TO the first floor you have a large master suite with walk in wardrobe and modern en suite bathroom. Three further sizeable bedrooms all with fitted wardrobes and a luxurious family bathroom.

The aforementioned gardens encapsulate this home perfectly, a south facing and private landscaped rear garden with three tiers; an extensive decked patio, sweeping lawn with mature planting beds and a woodland area. The front garden has been designed for ease of maintenance with gravelled area and mature borders along with a large block paved driveway.

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
69-80	C		79   c
55-68	D	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.