



## Overton Way, Prenton, Wirral CH43 2LE

- Traditional Three Bedroom Semi Detached Property
- Well Appointed with a Neutral Theme Throughout
- Two Double Bedrooms, Third Bed and Shower Room
- Close to Amenities, Transport Links and Excellent Schools
- Located in the Popular Residential Area of Prenton
- Porch, Spacious Lounge and Modern Kitchen Diner
- Enclosed Rear Garden with Converted Garage/Sun Room
- Ample Off Road Parking - Viewing Strongly Advised



£230,000

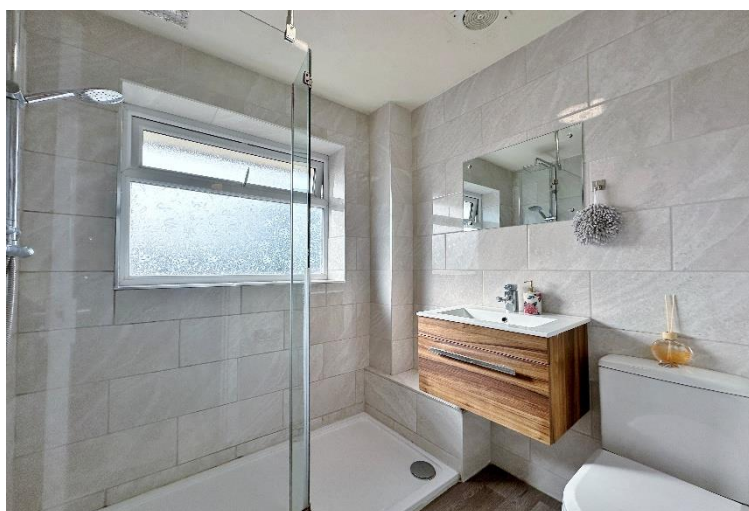
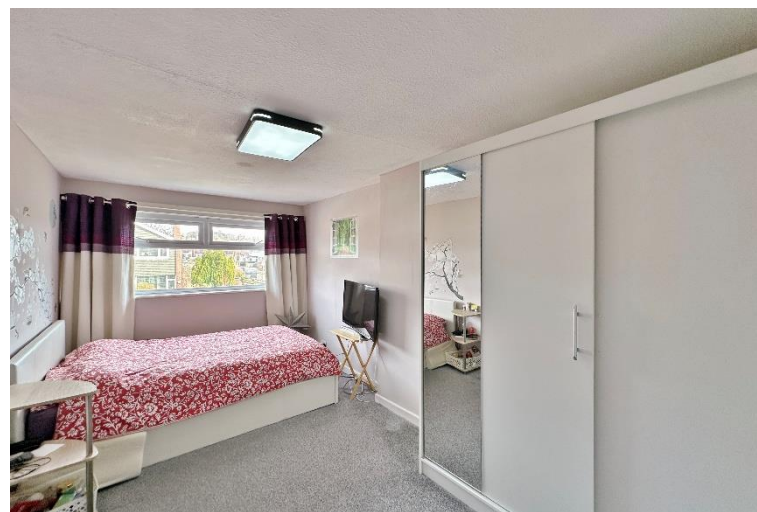
























## Description

Move Residential are delighted to showcase this traditional three bedroom semi detached property located in the popular residential area of Prenton. Well maintained and presented with a tasteful décor throughout the accommodation briefly comprises a porch, spacious lounge and modern well fitted kitchen diner with patio doors opening to the delightful rear garden. To the first floor you have two double bedrooms, third bedroom and a contemporary shower room. Further benefiting from ample off road parking, detached converted garage which is now a sun room with patio doors and a beautifully tended garden with patio and lawned areas. Situated within easy reach of amenities, transport links and excellent schools for all age groups.

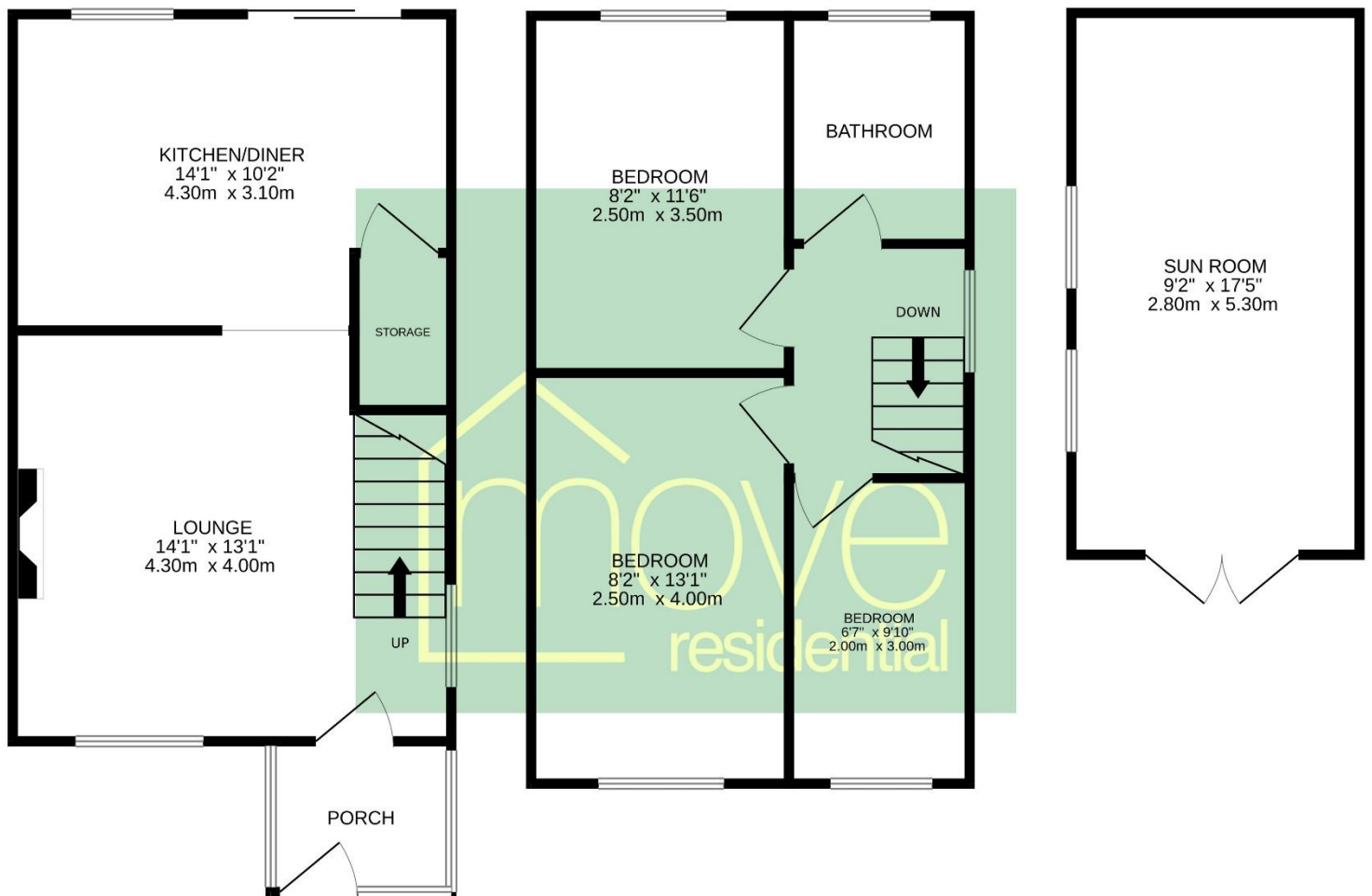


## Floor Plan

GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

SUN ROOM  
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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		87 B
69-80	C		
55-68	D	57 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.