



## Eleanor Road, Prenton, Wirral, CH43 7QL

- Impressive Four Bedroom Detached Property
- Occupying Substantially Sized 1/3 Acre Plot
- Sitting/Playroom, Utility, Cloak Room & WC
- Ensuite To Master & Family Bathroom Suite
- Located In Highly Desirable Area Of Prenton
- Open Plan Kitchen, Dining & Living Space
- Four Bright & Well-Proportioned Bedrooms
- Vast Rear Garden, Gated Driveway & Garage



£550,000







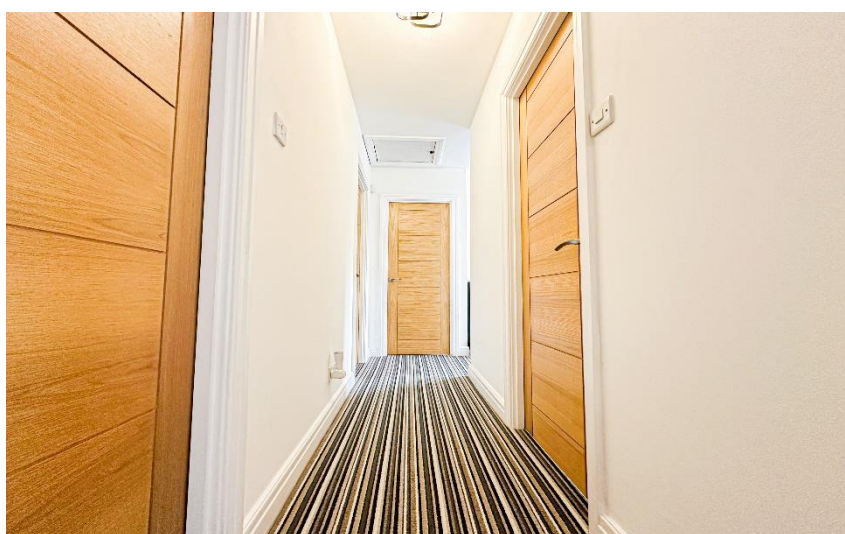
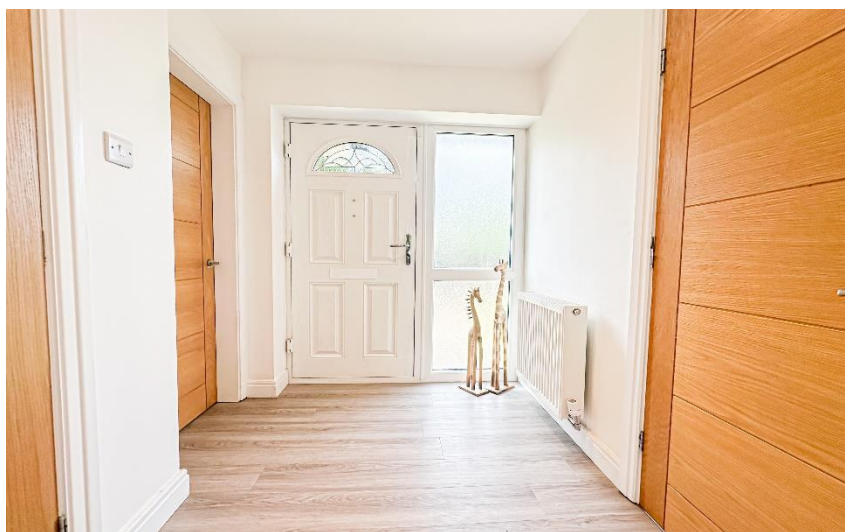












































## Description

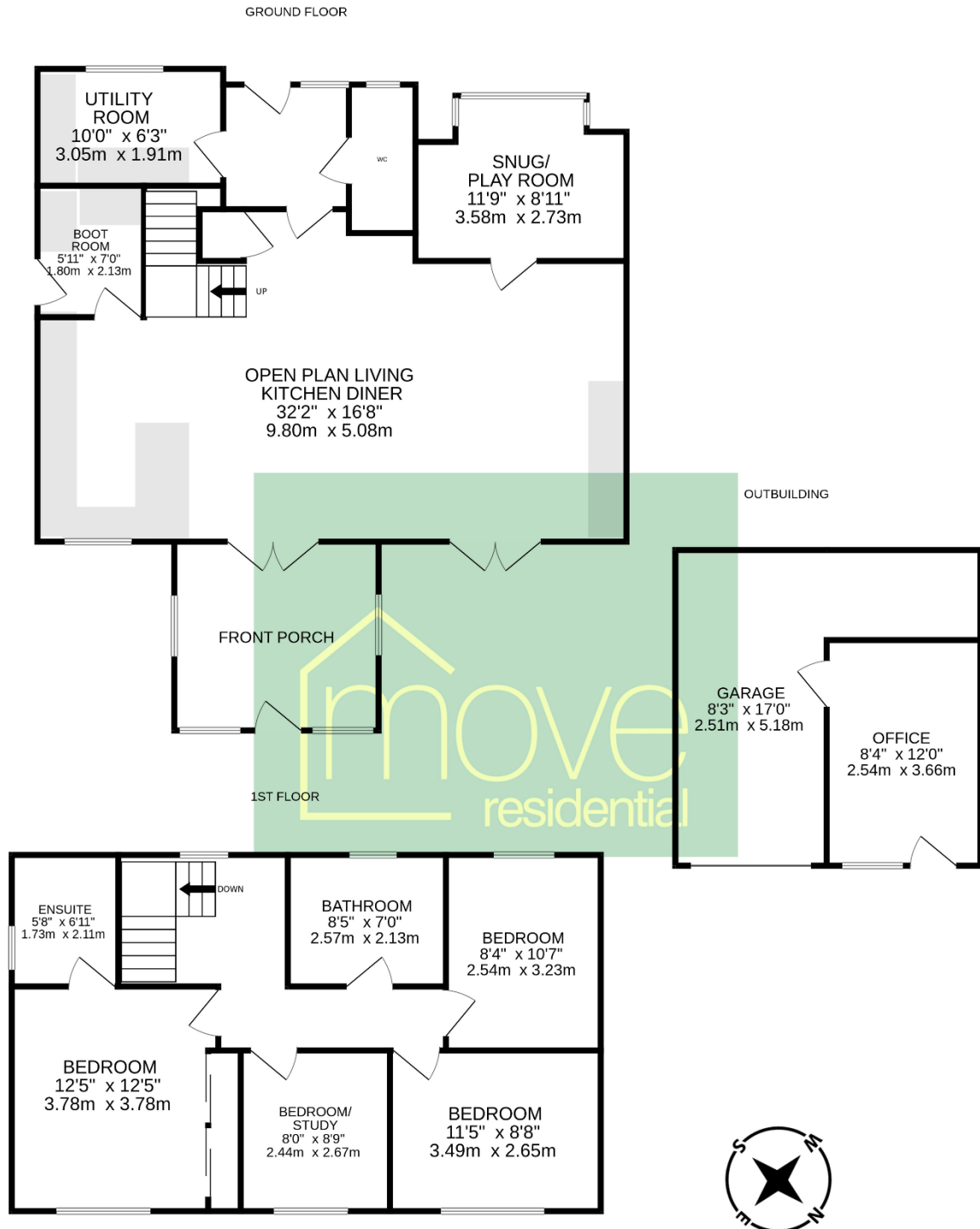
Proudly presented to the sales market by appointed agents Move Residential is this impressive four bedroom detached residence, enjoying a prime location on Eleanor Road in the highly desirable area of Prenton. Occupying a substantial 1/3 acre plot, this property boasts generous living proportions which have been finished to an exemplary standard throughout, promising to make an exceptional future home for a very lucky family.

An inviting entrance hall greets you into the property, leading through to a generously sized reconfigured open plan kitchen, dining and living space, which is certain to impress, featuring commercial grade luxury vinyl tile flooring. The kitchen is complete with a range of stylish fitted base and wall units which feature carousels and pull-out drawers, complementary worktops providing plentiful surface space, and a selection of sleek appliances including a Bosch dishwasher, hob and cooker, a brand new full height integrated Zanussi fridge freezer, and a ceiling mounted commercial grade extractor hood. A breakfast bar provides the ideal spot for more casual dining and there is ample room to accommodate a formal dining area in front of the French doors which offer views and access out to the rear garden and flood the space with natural light. Accommodating a sitting area which centres around an eye-catching media wall featuring a biofuel fire, this immaculately presented space presents the ultimate social setting, equally suited to enjoying family mealtimes and entertaining on a larger scale. Continuing through you will find a spacious and well-presented sitting room enjoying a bay-window, a well-equipped utility room with a sink and a single washer dryer point, along with a new WC, and a cloak room.

The high quality continues to the first floor where you will discover four well-proportioned bedrooms, each impeccably presented and receiving plenty of daylight. The master bedroom enjoys scratch resistant engineered wood flooring, sliding fitted wardrobes and the added luxury of a deluxe ensuite shower room. Accompanying the remaining sleeping accommodation is a new contemporary style four-piece family bathroom suite, featuring a jet spa shower, and adding the finishing touch to the interior of this wonderful home is a partially boarded loft.

Externally, the property is further enhanced by an expansive and meticulously landscaped garden, surrounded by recently renewed fencing, which provides a fantastic outdoor space for the whole household to enjoy. The vast and neatly maintained lawn offers plenty of room for recreational activities, whilst two smartly flagged patio areas present serene spots for al-fresco dining and entertaining, and there is also an outside hot/cold shower point. To the side, remote electric gates lead up to a double garage which is home to a fully insulated office room and storage area. Further benefits to the home include a new Wiesmann energy efficient boiler, fully insulated joists to balance heat between the two floors, a recent re-wire and pipework replacement, and solar panels on a feed in tariff producing £1k per annum. The property also comes with an exciting prospect to take on the Cattery which can be handed over as a turnkey business – please ask the agent for more details.







TOTAL FLOOR AREA : 1559sq.ft. (144.8 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		
69-80	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.