



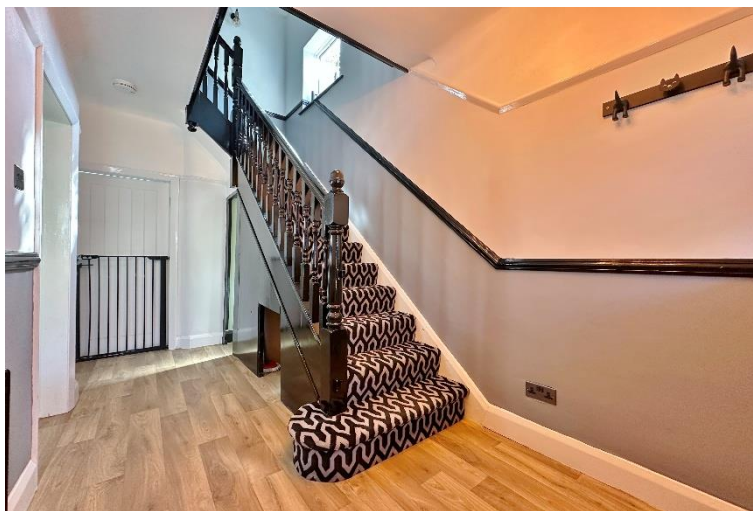
## Woodchurch Road, Prenton, Wirral CH43 3AL

- Impressive Three Bedroom Semi Detached Property
- Hallway, W.C, Lounge, Dining Room and Kitchen
- Lavish Four Piece Bathroom and Additional W.C
- Excellent Access to Local Transport Links and Amenities
- Updated to an Exceptional Standard Throughout
- Two Double Bedrooms, Third Bedroom and Loft Room
- Ample Off Road Parking and South Facing Rear Garden
- Closer Inspection Strongly Recommended



£279,950

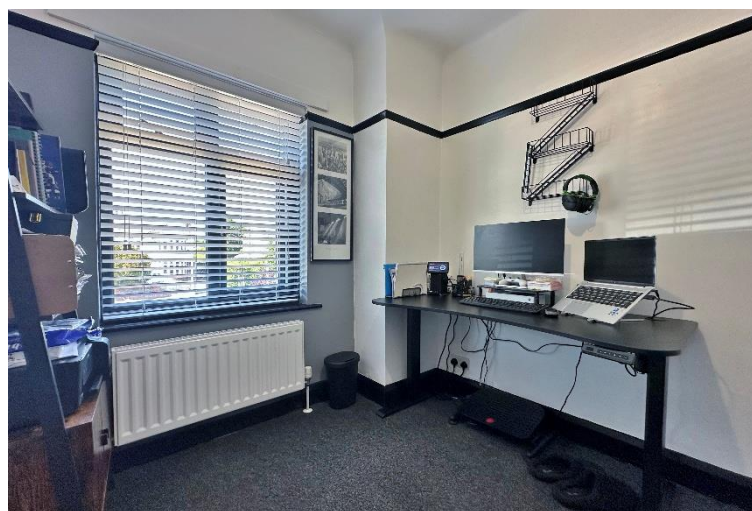




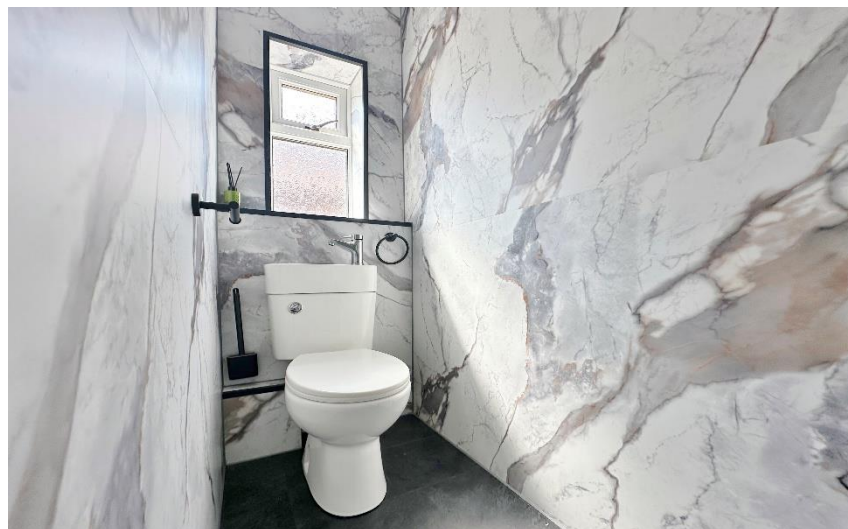
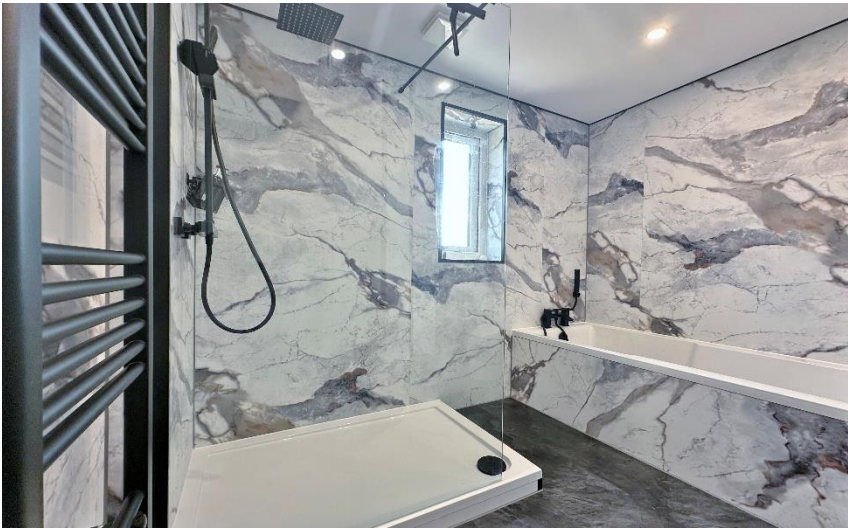
























GROUND FLOOR

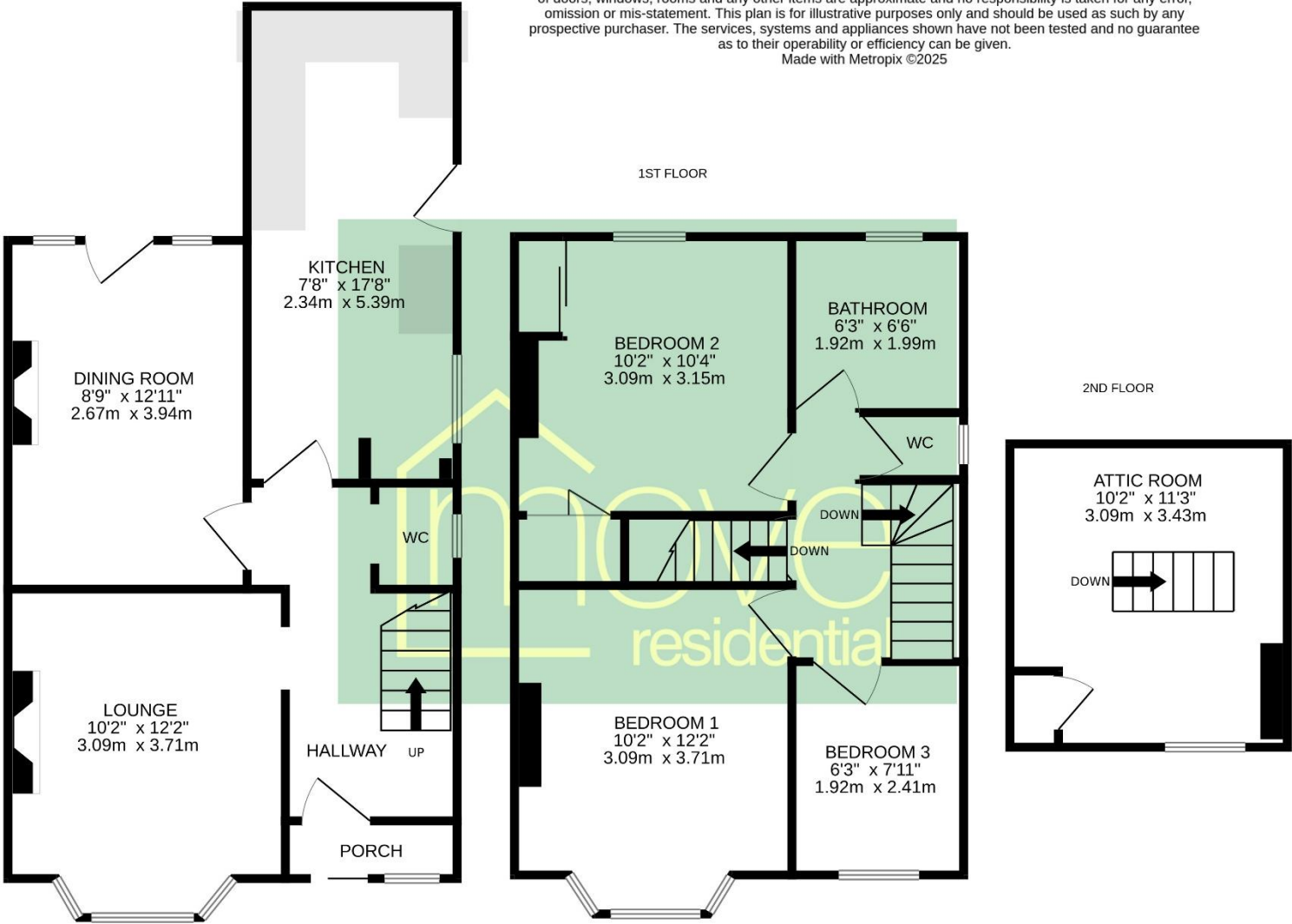
TOTAL FLOOR AREA : 1313sq.ft. (122.0 sq.m.) approx.

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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1ST FLOOR

2ND FLOOR





## Description

Immaculately presented and updated three bedroom semi detached property, located on Woodchurch Road with a south facing rear garden, offering excellent access to local transport links, including the motorway network - ideal for commuters.

The house has been improved by the current owners to a superb standard and is ready to move into, with no immediate work required. However, for those looking to add further value or space, architectural drawings for a rear extension to create an open-plan kitchen/diner are already completed and can be viewed upon request. The ground floor includes an entrance hallway, bay fronted lounge with a feature fireplace, and a rear dining room with direct access to the garden. There is also a well fitted kitchen and a convenient ground floor W.C. Upstairs, the first floor offers two double bedrooms, third single bedroom, and a luxury four piece bathroom with a bath, walk-in shower, along with an additional separate W.C. A staircase leads to a versatile loft room, ideal for storage, a study, or additional living space.

Outside, the property features a private south facing rear garden and a large driveway providing off road parking for multiple vehicles. This is a solid, practical home in a well-connected location with potential for further development. Closer inspection is strongly recommended.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	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.