



Woodchurch Road, Prenton, Wirral CH43 0TT

- Impressive Three Bedroom Semi Detached Home
- Generously Proportioned & Impeccably Finished
- Second Reception Room & Fitted Kitchen Diner
- Luxury Family Bathroom Suite & Separate WC
- Located In Desirable Residential Area of Prenton
- Entrance Hall & Immaculate Bay-Fronted Lounge
- Three Bright & Beautifully Presented Bedrooms
- Expansive Garden To Rear, Garage & Driveway



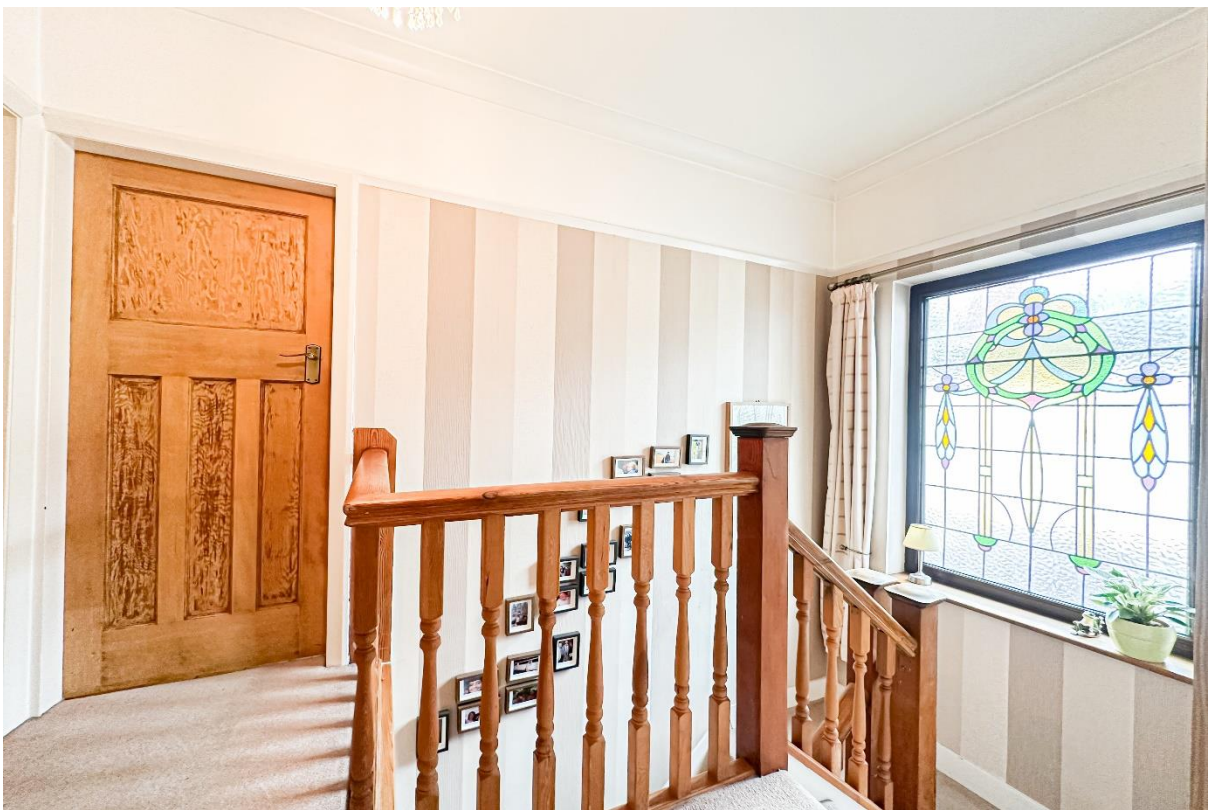
£315,000

















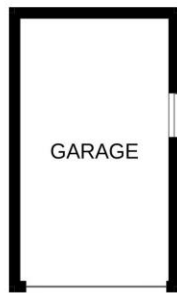




Description

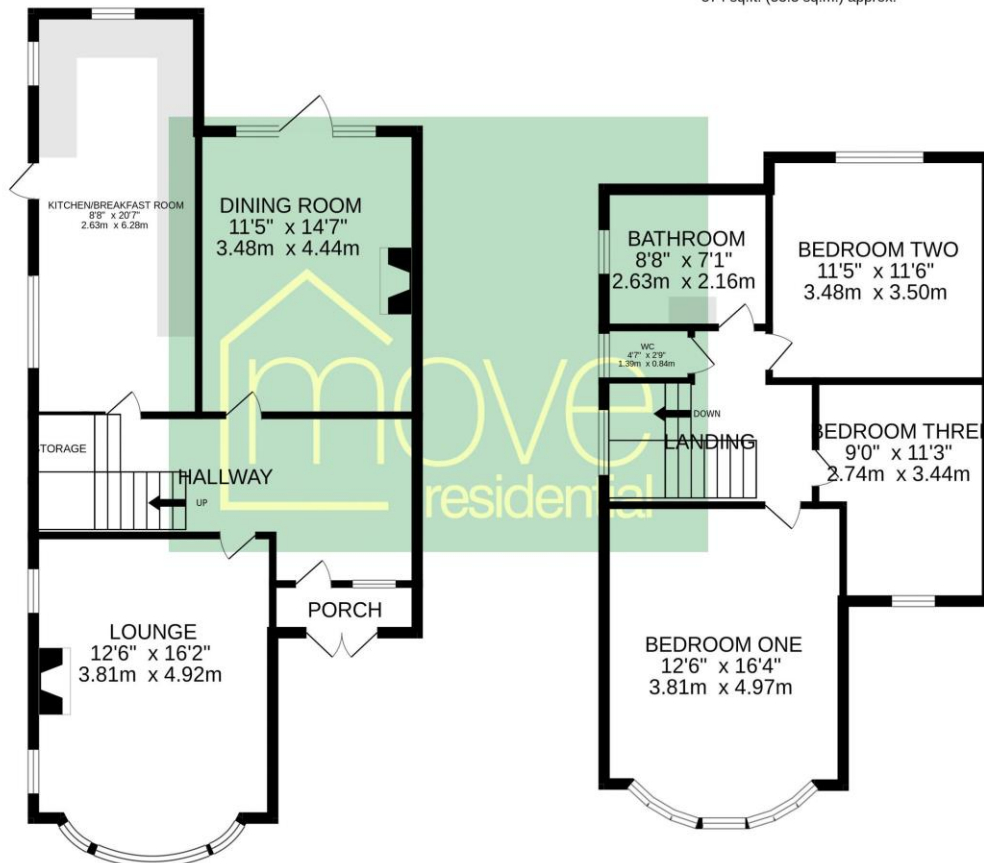
Enviably located in a popular and well-established area of Prenton, is this impressive three-bedroom semi-detached residence, proudly presented to the sales market by appointed agents Move Residential. Boasting an imposing frontage, this property offers generous and beautifully presented living proportions, which showcase a plethora of characterful original features throughout, promising to make a truly exceptional future home for a very lucky family. An elegant entrance hall greets you into the property, setting the tone for the accommodation to follow, leading through to a spacious family lounge, awash with natural light courtesy of a bay window. Beautifully finished and featuring a stunning fireplace, this presents a refined setting for entertaining guests. Following this is a second substantial and impeccably presented reception room which boasts a set of sliding doors out to the rear, providing a tranquil space to relax and unwind whilst enjoying views of the garden. Concluding the ground floor is a well-equipped kitchen diner, complete with a range of fitted base and wall units, plentiful surface space, and ample room to accommodate a dining table, presenting a social setting for enjoying family mealtimes and cooking in company. Ascending to the first floor, you will discover three well-proportioned double bedrooms, both finished to a high standard and receiving plenty of natural light, with the master room further benefitting from a bay window. Accompanying the sleeping accommodation is a luxurious family bathroom suite featuring a bathtub and walk-in shower unit, and adding the finishing touch to the interior of this wonderful home is a convenient separate WC. Externally, the property is further enhanced by an expansive rear garden which provides a fantastic outdoor space for the whole household to enjoy, boasting uninterrupted views across open fields. A vast and neatly maintained lawn offers plenty of room for recreational activities, and a smartly flagged patio area presents a serene setting for al-fresco dining and entertaining. To the front, a sizable driveway provides ample off-road parking, and a garage offers additional storage space. Situated close to local amenities, schools, and excellent transport links, this is a fantastic opportunity to purchase a well-maintained home in a desirable part of Prenton.

Floor Plan



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 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		
69-80	C		75 C
55-68	D	55 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.