

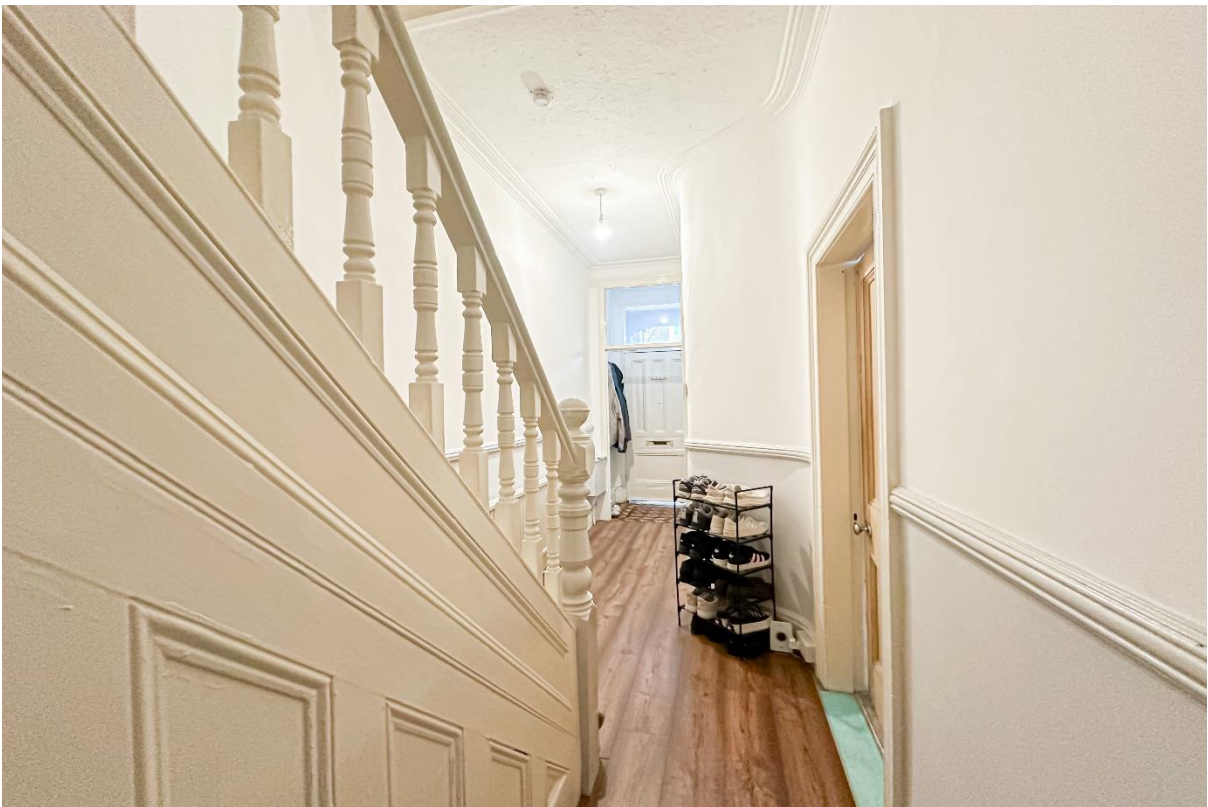


Grange Mount, Prenton, Wirral, CH43 4XW

- Charming Three Bedroom Semi Detached Home
- Fully Refurbished To High Standard Throughout
- Second Reception Room & Fitted Kitchen Diner
- Luxurious Four-Piece Family Bathroom Suite
- Located In Highly Desirable Area Of Prenton
- Entrance Hall & Stunning Bay-Fronted Lounge
- Three Bright & Well-Proportioned Bedrooms
- Delightful Garden To Rear With Lawn & Patio



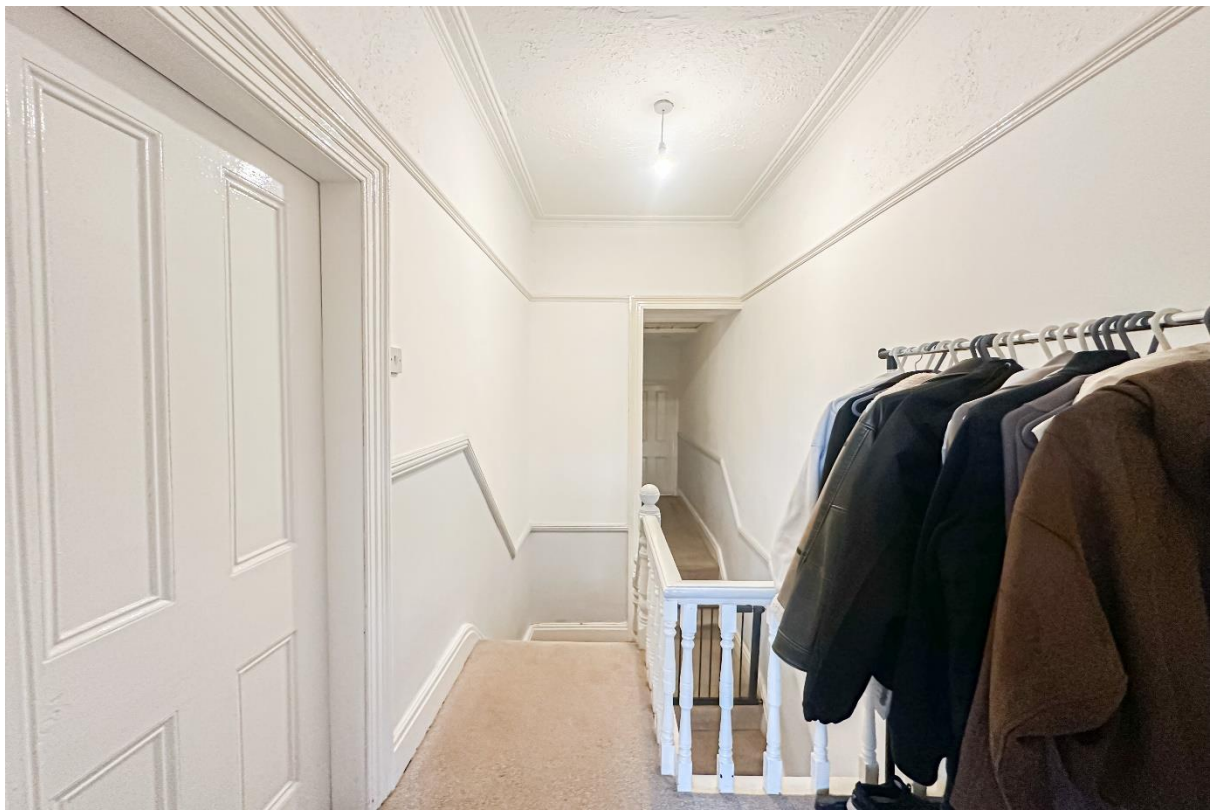
£225,000





















Description

Enjoying a prime location in the highly desirable area of Prenton is this newly refurbished three bedroom semi detached home, welcomed to the sales market courtesy of appointed agents Move Residential. Available for sale with no onward chain, this property has been finished to an impeccable standard throughout whilst retaining a plethora of characterful original features, promising to make a wonderful future home for a growing family. An inviting entrance hall greets you into the property, leading through to a spacious family lounge which is awash with natural light courtesy of a bay window. Finished in a tasteful décor which complements the eye-catching fireplace and attractive wood style flooring, this presents a welcoming and elegant space for relaxing and entertaining guests. Following this is a second substantial sitting room, which also includes a feature fireplace, leading through to an impressive open plan kitchen diner, complete with a range of stylish fitted base and wall units and complementary worktops providing plentiful surface space. A breakfast bar provides the ideal spot for more casual dining, and with ample room to accommodate a dining table, this presents a social setting which is certain to be at the heart of the home, ideal for both enjoying family mealtimes and hosting on a larger scale. Ascending to the first floor, you will discover three generous bedrooms, each beautifully presented, accompanied by a luxurious four-piece family bathroom suite featuring a freestanding bathtub and walk-in shower unit. Externally, the property is further enhanced by a delightful rear garden consisting of a lawn and patio area, presenting an idyllic spot for enjoying al-fresco dining during the warmer months.

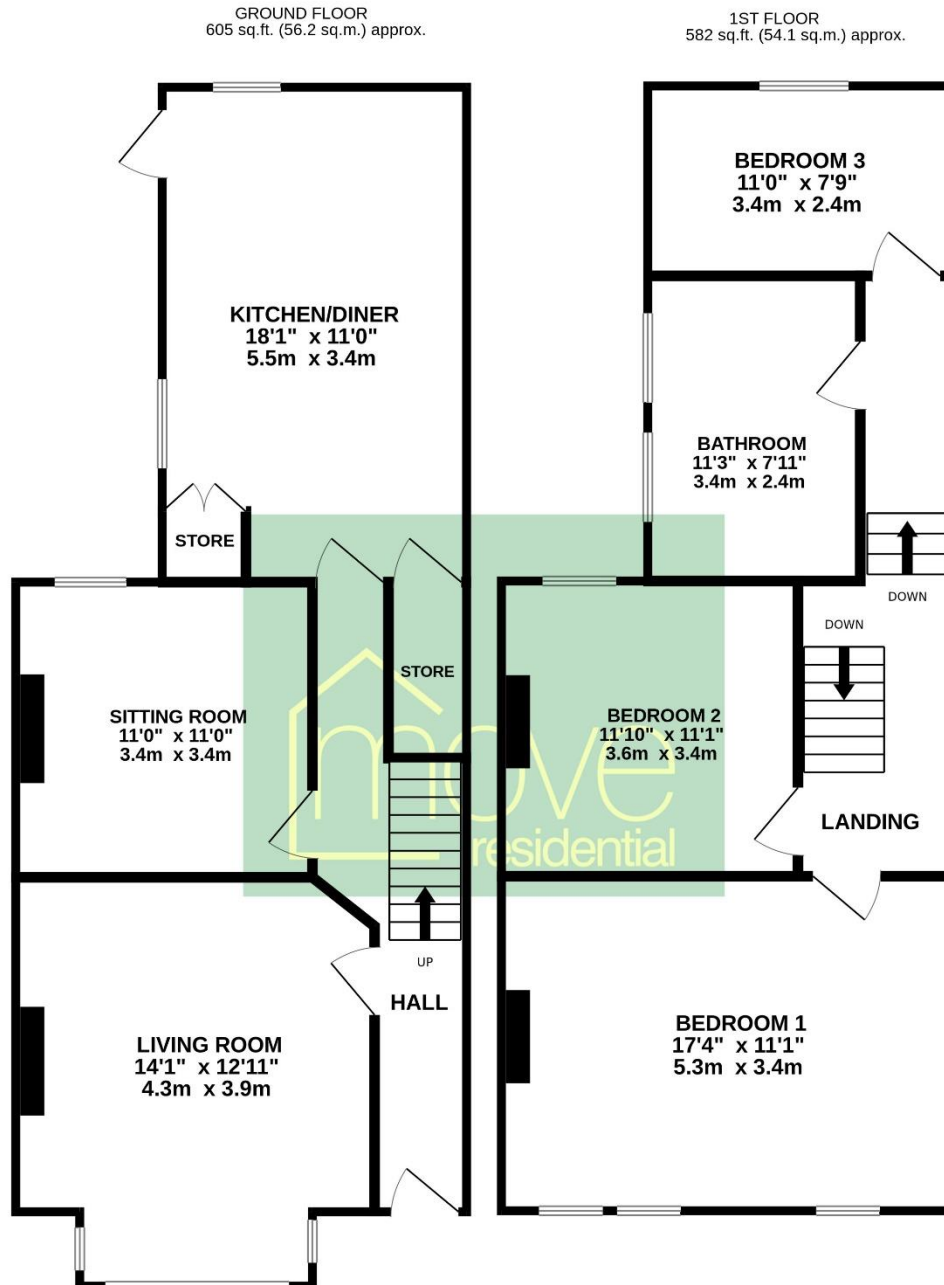
EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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.

Floorplan



TOTAL FLOOR AREA : 1250sq.ft. (116.1 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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