



## Littleton Close, Prenton, Wirral, CH43 9QY

- Stunning Three Bedroom Detached Residence
- Well-Proportioned & Immaculately Presented
- Open Plan Kitchen Diner With Bi-Fold Doors
- Deluxe Contemporary Family Shower Room
- Envious Location In Desirable Area Of Prenton
- Entrance Hall, Spacious Reception Room & WC
- Three Bright & Impeccably Finished Bedrooms
- Delightful Garden, Off-Road Parking & Garage

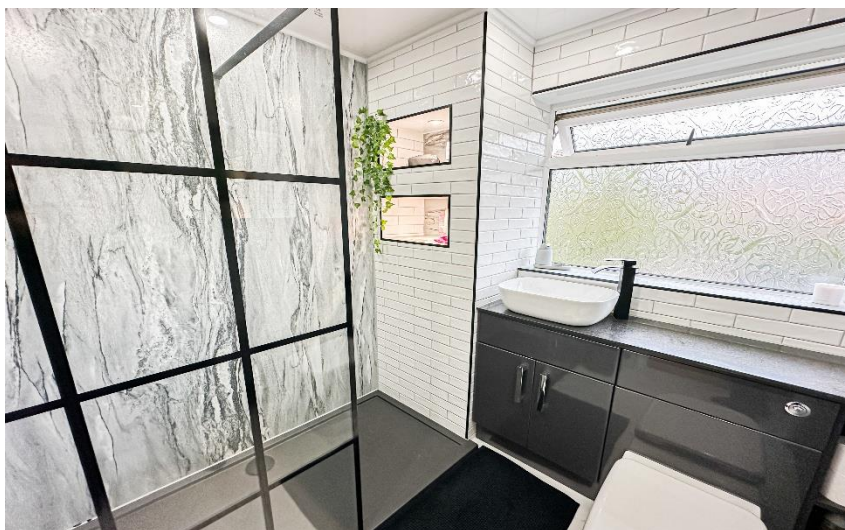


Offers Over £360,000















## Description

This stunning three bedroom detached residence, enjoying a prime location in the desirable area of Prenton, is proudly presented to the sales market by appointed agents Move Residential. Boasting generous living proportions which have been modernized and updated to an immaculate standard throughout, this promises to make an enviable future home for a very lucky family. Following through the porch, you are greeted into the property by an inviting entrance hall, leading through to a bright and spacious family lounge. Beautifully finished in a tasteful décor featuring an eye-catching wood burner and attractive wood style flooring, this presents a welcoming and stylish space to relax and unwind. The rear of the property has been knocked through to create an immaculately presented open-plan kitchen diner which provides the ultimate social setting for enjoying family mealtimes and entertaining guests. The dining area enjoys a set of bi-fold doors which provide seamless access out to the garden and flood the space with natural light, flowing seamlessly into the kitchen which is complete with a range of fitted base and wall units, complementary worktops, and a selection of integrated appliances, along with a Belfast sink. Concluding the ground floor is a convenient WC. The property continues to impress as you ascend to the first floor where you will discover three substantial double bedrooms, each impeccably presented and receiving plenty of daylight, with the added luxury of elegant fitted wardrobes throughout. Accompanying the sleeping accommodation and adding the finishing touch to the interior of this wonderful home is a deluxe family shower room featuring a walk-in shower unit. Externally, the property is further enhanced by a delightful rear garden, made up of a neatly maintained lawn and smartly flagged patio area, presenting a charming setting for enjoying al-fresco dining during the summer. To the front, a driveway provides ample off-road parking, whilst a garage offers additional storage space.

## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 71 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.

## Floor Plan

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

