



Prenton Dell Road, Prenton

£265,000



LESLEY HOOKS
ESTATE AGENTS





A beautifully presented three bedroom semi detached family home occupying a desirable position in Prenton, offering well-proportioned accommodation throughout and a particular highlight being the south westerly facing rear garden – perfect for catching the afternoon and evening sun. Step inside and you'll immediately appreciate the versatile living space this property provides. The ground floor features two reception rooms, ideal for modern family living whether you're after a formal lounge and separate dining room, or a living room and home office, the flexible layout adapts to your lifestyle. There's also the added convenience of a downstairs WC, a feature that's always appreciated in a busy family home. Upstairs, three double bedrooms provide comfortable accommodation for the whole family, offering plenty of potential to put your own stamp on the space. The real show stopper here is the rear garden. South westerly facing gardens are always in high demand on the Wirral, and this one doesn't disappoint you'll be making the most of every bit of sunshine from lunchtime right through to those long summer evenings. It's the perfect spot for alfresco dining, watching the children play, or simply unwinding with a well earned glass of something cold. Prenton Dell Road is a popular residential street with excellent local amenities close by, well regarded schools within easy reach, and convenient transport links for commuting. Council tax band C. Freehold.



Hallway

17'7" (5.36m) x 10'10" (3.3m)

Living Room

15'2" (4.62m) x 13'7" (4.14m)

Dining Room

13'6" (4.11m) x 10'1" (3.07m)

Kitchen

10'10" (3.3m) x 10'5" (3.18m)

WC

5'7" (1.7m) x 2'2" (0.66m)

Conservatory

8'5" (2.57m) x 13'6" (4.11m)



Bedroom One

13'4" (4.06m) x 13'8" (4.17m)

Bedroom Two

13'6" (4.11m) x 10'0" (3.05m)

Bedroom Three

11'0" (3.35m) x 10'5" (3.18m)

Bathroom

8'1" (2.46m) x 6'7" (2.01m)





GROUND FLOOR

1ST FLOOR



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