



Grappenhall Way, Prenton

£325,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Some homes ask for your attention. This one simply invites you in — tucked away at the back of a peaceful cul-de-sac and enjoying a stunning, private wooded backdrop that most of us only dream about. Beautifully presented and ready to move straight into, this modern detached home is the sort of find that makes you want to cancel every other viewing. Through the hall, the lounge welcomes you in with a fireplace at its heart — the natural spot for cosy evenings once the nights draw in. But it's the smart fitted, solid oak kitchen dining room that really steals the show: granite work tops, integrated appliances, a handsome island unit, and sliding patio doors that open out to the conservatory, blurring the line between indoors and out in the best possible way. Upstairs, three good-sized bedrooms await, every one benefiting from fitted wardrobes — because who doesn't love a home that's already thought of the storage for you? The main bedroom enjoys its own stylish en-suite shower room, while a family bathroom with a three-piece suite takes care of everyone else. To the front, a driveway offers off-road parking leading to the garage — practical, straightforward, sorted. But it's the rear garden that will steal your heart: a most divine, Mediterranean style, paved space enjoying a southerly aspect and that glorious woodland backdrop, offering a rare sense of privacy and calm that's genuinely hard to come by. Set in a popular residential area, you're still within easy reach of local shops, schools and transport links — so while it feels a world away, everything you need remains close at hand. Homes with a setting like this don't come along often — and when they do, they don't hang around. Council tax band C. Freehold

Hallway

4'11" (1.5m) x 3'2" (0.97m)

Lounge

15'0" (4.57m) x 10'10" (3.3m)

Kitchen Dining Room

22'7" (6.88m) x 9'0" (2.74m) Max

Conservatory

9'5" (2.87m) x 9'10" (3m)

Bedroom One

15'4" (4.67m) x 10'9" (3.28m)

En-Suite

8'6" (2.59m) x 5'7" (1.7m)

Bedroom Two

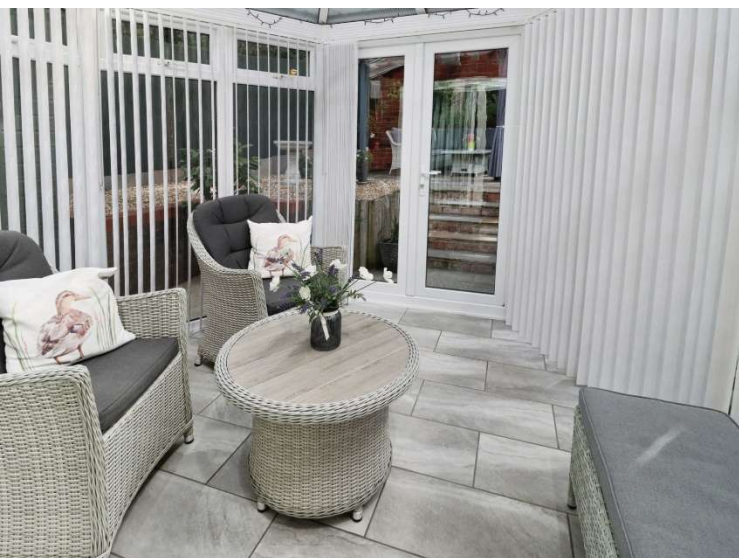
12'2" (3.71m) x 8'2" (2.49m)

Bedroom Three

10'2" (3.1m) Max x 8'6" (2.59m) Max

Bathroom

5'6" (1.68m) x 6'3" (1.91m)





GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, dimensions and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan 5.0.0.20

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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