



# Trueman Close, Prenton

£325,000



**LESLEY HOOKS**  
ESTATE AGENTS





This impressive four bedroom detached home offers light and airy accommodation throughout, creating a wonderfully sociable environment that is ideally suited to the demands of modern family living and entertaining. A welcoming entrance hallway sets the tone for what is to follow. The versatile sitting room conveniently positioned to one side offers a flexible space equally suited as a home office, playroom, or additional snug depending on the requirements of the family. To the other side, a comfortable lounge enjoys open access through to the kitchen dining room at the rear, creating a wonderfully sociable and connected living space that is perfectly in keeping with the demands of modern family life. A separate utility room adds to everyday practicality.

To the first floor you will find four well-proportioned bedrooms, with the principal bedroom benefiting from the added luxury of its own en-suite facility. A family shower room serves the remaining bedrooms. Externally, there is a generous driveway to the front provides parking for multiple vehicles, whilst to the rear, a simply delightful southerly facing garden awaits. Situated in a popular residential area just off Eleanor Road, the property is within easy reach of local shops, schools and amenities, whilst motorway networks providing links to Liverpool and Chester are just a five minute drive away. Freehold. Council tax band C.



**Hallway**

8'9" (2.67m) Max x 4'9" (1.45m)

**Sitting Room**

9'2" (2.79m) x 7'11" (2.41m)

**Lounge**

15'10" (4.83m) Into Bay x 13'1" (3.99m) Max

**Kitchen Dining Room**

10'2" (3.1m) x 25'7" (7.8m)

**Utility Room**

6'6" (1.98m) x 8'6" (2.59m)

**Landing**

8'6" (2.59m) x 7'1" (2.16m) Max

**Bedroom One**

13'9" (4.19m) x 8'11" (2.72m)

**En-Suite**

6'1" (1.85m) x 8'10" (2.69m)

**Bedroom Two**

12'0" (3.66m) x 9'6" (2.9m)

**Bedroom Three**

9'11" (3.02m) x 9'2" (2.79m)

**Bedroom Four**

9'1" (2.77m) x 6'9" (2.06m)

**Shower Room**

6'0" (1.83m) x 7'1" (2.16m)



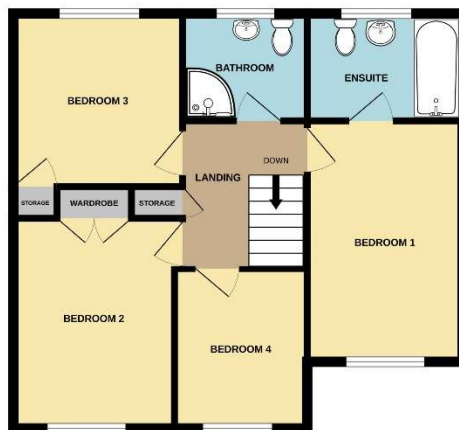




GROUND FLOOR



1ST FLOOR



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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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