



**St. Albans Road, Claughton, Prenton, CH43 8SB**



**welcome to**

## **St. Albans Road, Claughton Prenton**

Location, Location, Location.

This stunning house has everything a family could wish for and is surprisingly spacious throughout! Positioned in the heart of Claughton, you are just a short walk away from local amenities, eateries and transport links. Houses like this are rare, So View Today!!



## Property Description

'Home Sweet Home'

Step inside this beautifully presented semi-detached home and you're instantly welcomed by a warm and inviting hallway that sets the tone for what lies beyond. From the moment you enter, it's clear this is a home that has been lovingly cared for, with a bright and airy feel throughout that creates a wonderful family atmosphere.

The ground floor offers three versatile reception rooms, currently arranged as a lounge, dining room and breakfast room — perfect for modern living and easily adaptable to suit your lifestyle. Whether you're hosting guests or enjoying cosy nights in, this space truly delivers flexibility and comfort.

Completing the ground floor is a fabulous kitchen, along with access to the spectacular rear garden — ideal for summer entertaining or simply relaxing outdoors.

Upstairs, the first floor boasts two generously sized double bedrooms, a comfortable single bedroom, a family bathroom, and a separate W.C., offering practical living for busy households.

Externally, the property continues to impress with a lovely rear garden, a driveway to the front, and a garage to the rear — providing both convenience and additional storage.

Offered with no onward chain, this delightful home is ready to move straight into and enjoy.

Early viewing is highly recommended.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

## Porch Entrance Hall

With single-glazed door and window to the front and radiator.

## Lounge

13' 7" x 12' 6" ( 4.14m x 3.81m )

Double-glazed window to the front, radiator, electric fire and wall lights.

## Sitting Room

13' 9" x 11' 3" ( 4.19m x 3.43m )

Double-glazed patio doors to the rear and radiator.

## Dining Area

10' 10" x 7' 3" ( 3.30m x 2.21m )

Double-glazed window to the side and radiator.

## Kitchen

10' 3" x 8' 8" ( 3.12m x 2.64m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven, gas hob with cooker-hood above, and plumbing for a washing machine. Central heating boiler. Double-glazed window to the rear and double-glazed door to the side.

## Landing Bedroom One

13' 9" x 11' 11" ( 4.19m x 3.63m )

Double-glazed window to the rear and radiator.

## Bedroom Two

13' 7" x 11' 11" ( 4.14m x 3.63m )

Double-glazed window to the front and radiator. Built-in wardrobes and dresser.

## Bedroom Three

8' 6" x 7' ( 2.59m x 2.13m )

Double-glazed window to the front and radiator.

## Bathroom

Two-piece bathroom suite comprising bath with mixer taps, shower over and screen, and wash hand basin set within vanity unit. double-glazed window to the side.

## Separate W.C

Comprising WC and double-glazed window to the side.

## Front Garden

With brick paved driveway.

## Rear Garden

Rear garden with lawn and patio. Mature garden borders and shed.

## Garage

Garage with up and over doors and double-glazed window to the side.



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## **St. Albans Road, Claughton Prenton**

- Three Bedroom Semi Detached House
- Three Reception Rooms
- Kitchen
- Bathroom
- Separate W.C

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116614 - 0004

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