





Marlborough Grove, Prenton CH43 5RJ

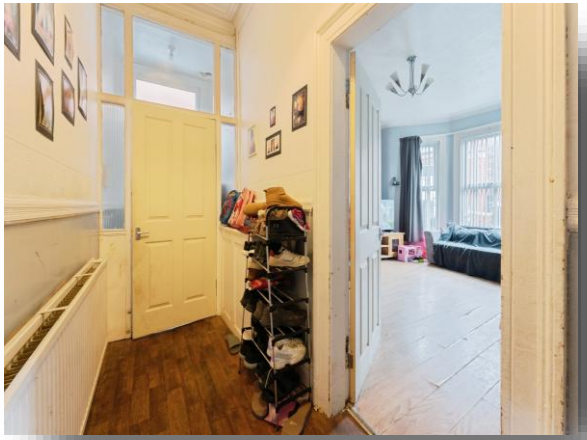
jones & chapman

welcome to

Marlborough Grove, Prenton

Unable to find your dream home?? Every day has a new beginning, take a deep breath and start again, because if you view this fabulous four bedroom property, you will not need to view anymore! Just perfect in every way!!













Please Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Single-glazed door to the side and radiator.

Living Room
16' 10" x 13' 5" (5.13m x 4.09m)
Double-glazed bay window to the front and radiator.

Sitting Room
13' 7" x 12' 11" (4.14m x 3.94m)
Double-glazed window to the front and radiator.

Dining Room
12' 7" x 12' 5" (3.84m x 3.78m)
Double-glazed window to the rear and radiator.

Kitchen
10' x 9' 2" (3.05m x 2.79m)
Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and hob. Plumbing for a washing machine and tumble dryer. central heating boiler. Double-glazed window to the rear and double-glazed door to the rear.

First Floor Landing
Bedroom One
16' 7" x 14' 2" (5.05m x 4.32m)
Double-glazed bay window to the front and radiator.

Bedroom Two
14' 11" x 13' (4.55m x 3.96m)
double-glazed window to the front and radiator.

Bedroom Three
14' 2" x 10' 4" (4.32m x 3.15m)
Double-glazed window to the rear and radiator.

Bedroom Four
12' 9" x 11' 7" (3.89m x 3.53m)
Double-glazed window to the rear and radiator.

Bathroom
Bathroom with three-piece suite comprising bath, wash hand basin and WC. Radiator and double-glazed window to the side.

Outside
Rear Garden
Rear garden with lawn and flagstones.

welcome to

Marlborough Grove, Prenton

- Four Bedroom Semi Detached House
- Living Room
- Sitting Room
- Dining Room
- Kitchen

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£200,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116702

The Property Ombudsman

Property Ref:
PTN116702 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

jones & chapman

0151 608 2287

Prenton@jonesandchapman.co.uk

349 Woodchurch Road, Prenton, PRENTON, Merseyside, CH42 8PE

jonesandchapman.co.uk

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.