



Howbeck Close, Prenton, CH43 6TH

welcome to

Howbeck Close, Prenton

Positioned in a quiet Cul-de-sac, you find this beautiful two-bedroom bungalow, equip with a garage and a good-sized driveway, and a well-kept easily maintainable rear garden. Don't just take our word for it, call us today and see for yourself... You will not be disappointed!!



Entrance Hall

Double-glazed door to the front and radiator. Wood laminate flooring, cupboard and loft access.

Lounge

13' 4" x 11' 4" (4.06m x 3.45m)

Double-glazed patio doors to the rear, radiator and television connection point.

Conservatory

7' 8" x 10' 11" (2.34m x 3.33m)

Double-glazed windows to the side and rear, radiator and tiled floor.

Kitchen/ Diner

22' 9" x 8' 8" (6.93m x 2.64m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas cooker with cooker-hood above and an integrated fridge/freezer. Television connection point and radiator. Double-glazed windows to the side and rear and a double-glazed door to the side.

Utility Room

6' 1" x 7' 9" (1.85m x 2.36m)

Comprising washing machine plumbing and central heating boiler.

Bedroom One

11' 1" x 14' 4" (3.38m x 4.37m)

Double-glazed window to the front and radiator. Fitted wardrobes and television connection point.

Bedroom Two

6' 11" x 11' 1" (2.11m x 3.38m)

Double-glazed window to the front, radiator and television connection point.

Wet Room

Wet room with modern shower, vanity wash hand basin and WC. Towel rail and double-glazed window to the rear.

Outside Rear Garden

Brick paved garden with shed and rear gate.

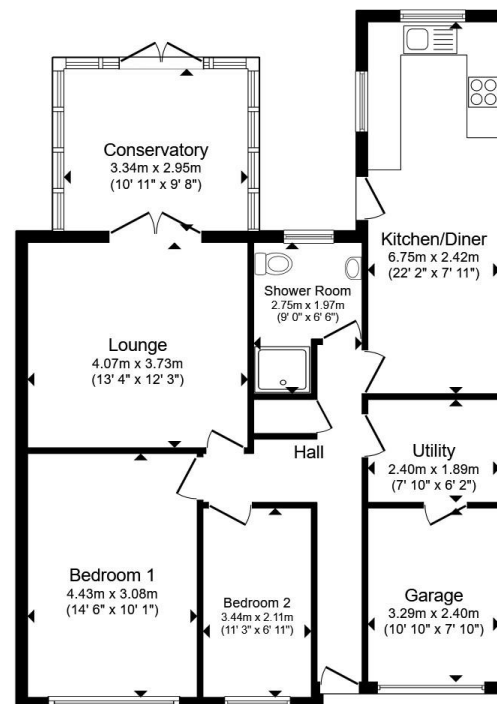
Garage

9' 11" x 7' 9" (3.02m x 2.36m)

With up and over doors, lights and shelving.

Agents 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 and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 89.9 m² (968 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Howbeck Close, Prenton

- Two Bedroom Mid Terraced Bungalow
- Lounge
- Kitchen / Diner
- Utility Room
- Conservatory

Tenure: Freehold EPC Rating: F
Council Tax Band: C

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116185 - 0006

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.

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