



Wirral Way, Noctorum Prenton CH43 9SF

welcome to

Wirral Way, Noctorum Prenton

Situated on a quiet and desirable residential road, this beautifully presented detached family home offers spacious and versatile accommodation within walking distance of shops, well-regarded schools and transport links.

The accommodation briefly comprises a welcoming entrance hall, a bright lounge, and a stunning open-plan dining kitchen fitted with an extensive range of units and ample space for family dining and entertaining. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor lifestyle.

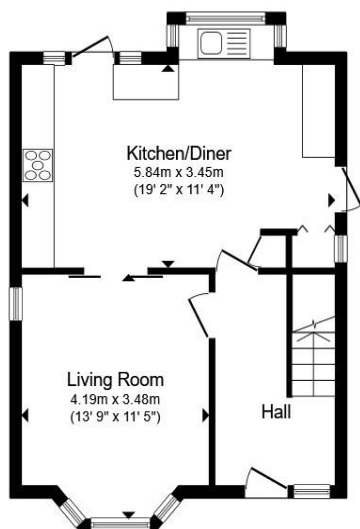
To the first floor are three well-proportioned bedrooms and a beautifully finished four-piece family bathroom benefiting from underfloor heating. The second floor provides a generous double bedroom, guest room or home office.

Externally, the south-west facing rear garden has been thoughtfully designed for low-maintenance enjoyment, with lawn, decking and a stylish pergola seating area. A fantastic summer house with electrics and fitted bar creates an excellent entertaining space, while the garage also benefits from electrics. A generous driveway to the front provides ample off-road parking.

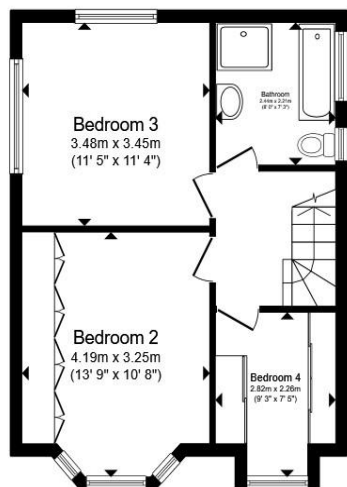
A superb family home offering style, space and convenience in equal measure.

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.

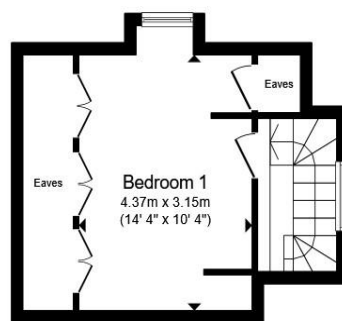




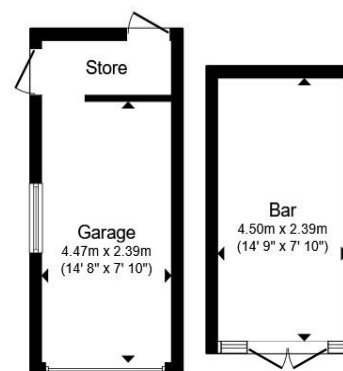
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 129.8 m² (1,397 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



Entrance Hall

Lounge

13' 9" x 11' 5" (4.19m x 3.48m)

Kitchen/ Dining Room

19' 2" x 11' 4" (5.84m x 3.45m)

First Floor Landing

Bedroom One

13' 9" x 10' 8" (4.19m x 3.25m)

Bedroom Two

11' 5" x 11' 4" (3.48m x 3.45m)

Bedroom Three

9' 3" x 7' 5" (2.82m x 2.26m)

Bathroom

Second Floor

Bedroom Four

14' 4" x 10' 4" (4.37m x 3.15m)

Outside

Rear Garden

Outbuilding One

14' 8" x 7' 10" (4.47m x 2.39m)

Outdoor Bar

14' 9" x 7' 10" (4.50m x 2.39m)

Agents Note

welcome to

Wirral Way, Noctorum Prenton

- Immaculately presented detached family home
- Four well-proportioned bedrooms across three floors
- Stunning open-plan dining kitchen
- Beautiful four-piece family bathroom
- South-west facing landscaped garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£345,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116906



Property Ref:
PTN116906 - 0003

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