



St Albans Road, Prenton

£375,000



LESLEY HOOKS  
ESTATE AGENTS





Every now and then a property comes along that is so beautifully kept, I find myself wanting to take notes. This extended semi-detached home is so clean and tidy that I've asked the owners round to mine! With uPVC double glazing and combi fired gas central heating, it really is a case of unpack, put the kettle on and relax. Step inside to the hallway, which sets the tone for what's to come. To the front, the lounge is flooded with light thanks to its charming bow bay window, a lovely spot to curl up on a winter evening. Next is the sitting room, where a feature fireplace with gas stove gives you instant cosiness, and a door opens straight out to the garden for those summer days. The dining room has open access into the smart fitted kitchen, which makes it ideal for entertaining. You can keep an eye on the dinner while chatting with your guests. The ground floor bedroom is a real bonus. It has double doors out to the garden and a stylish three piece en-suite bathroom, making it perfect for guests, multi-generational living or anyone wanting to avoid the stairs. Upstairs, you'll find three good size bedrooms, a shower room and a separate WC, so there's plenty of space for the whole family. Outside, the front of the property has a driveway with off road parking. To the rear, you'll find a most divine garden, with a decked patio for al fresco dining and garden storage sheds for all your tools and toys. Ideally situated within easy reach of local shops, schools and transport links, and offered with no onward chain, this one won't hang around. Call us today to arrange your viewing, and see for yourself why I'm so smitten! Council tax band C. Freehold.



#### **Hallway**

13'6" (4.11m) x 5'10" (1.78m)

#### **Lounge**

13'8" (4.17m) Into Bay x 12'5" (3.78m)

#### **Sitting Room**

13'8" (4.17m) x 11'2" (3.4m)

#### **Dining Room**

10'4" (3.15m) Max x 7'1" (2.16m)

#### **Kitchen**

10'4" (3.15m) x 8'2" (2.49m)

#### **Ground Floor Bedroom Four/Utility Room**

13'3" (4.04m) x 7'1" (2.16m)

#### **En-Suite Bathroom**

7'1" (2.16m) x 5'0" (1.52m)

#### **Bedroom One**

13'8" (4.17m) x 11'5" (3.48m)

#### **Bedroom Two**

13'8" (4.17m) x 11'5" (3.48m)

#### **Bedroom Three**

8'2" (2.49m) x 7'0" (2.13m)

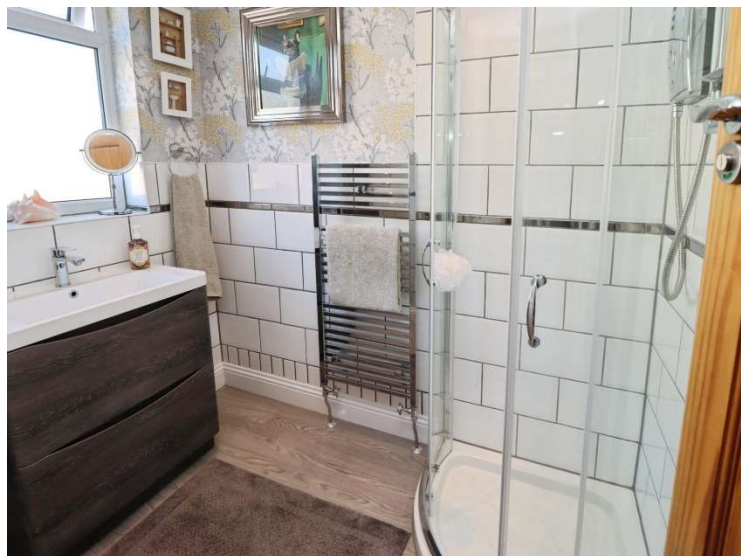
#### **Bathroom**

6'10" (2.08m) x 5'6" (1.68m)

#### **Separate WC**

4'1" (1.24m) x 2'9" (0.84m)

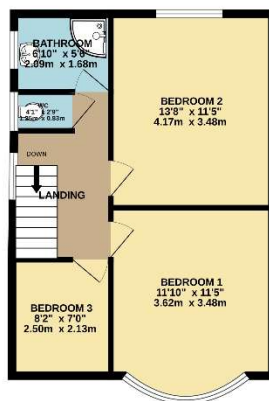
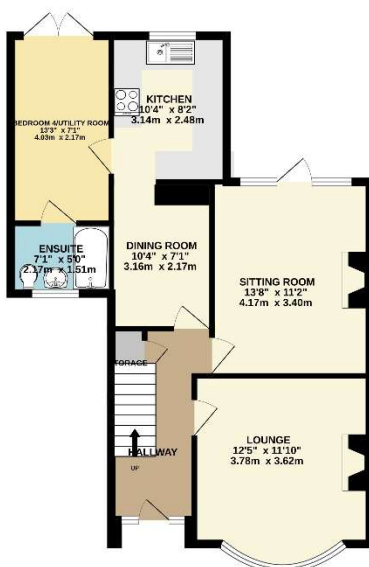






GROUND FLOOR  
663 sq ft. (61.6 sq.m.) approx.

1ST FLOOR  
478 sq ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq ft. (106.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other areas are approximate and no responsibility is taken for any errors, omission or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee can be given.  
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