



Denham Close, Prenton, CH43 7NB

welcome to

Denham Close, Prenton

A beautifully presented three-bedroom detached home in a highly sought-after location, offering three spacious reception rooms, a pristine family bathroom, downstairs WC, double driveway, and a stunning mature rear garden. This immaculate, turn-key property is ready to take your breath away.



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.

Entrance Hall

Double-glazed door to the front and radiator.

Lounge

12' 11" x 12' 1" (3.94m x 3.68m)

Double-glazed patio doors and double-glazed window to the rear. Radiator and television connection point.

Dining Room/ Playroom

7' 9" x 7' 11" (2.36m x 2.41m)

Double-glazed patio doors to the rear and radiator.

Office

10' 4" x 7' 10" (3.15m x 2.39m)

Kitchen

15' 11" x 7' 10" (4.85m x 2.39m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit with mixer taps, and complementary work surfaces. Electric oven and microwave above, and electric hob with cooker-hood above. Wine cooler and integrated fridge freezer. Plumbing for a washing machine and space for dryer. Double-glazed window to the front.

Downstairs Cloakroom

Comprising WC and wash hand basin. radiator and under stairs cupboard.

First Floor Landing

With double-glazed window to the side.

Bedroom One

11' 11" x 10' 1" (3.63m x 3.07m)

Double-glazed window to the front and radiator.

Bedroom Two

11' 7" x 10' 1" (3.53m x 3.07m)

Double-glazed window to the front and radiator.

En-Suite

Comprising shower cubicle, wash hand basin and WC. Double-glazed window to the side.

Bedroom Three/ Dressing Room

8' 9" x 8' 1" (2.67m x 2.46m)

With double-glazed window and radiator

Bathroom

Comprising bath with shower, wash hand basin and WC. Double-glazed window.

Outside

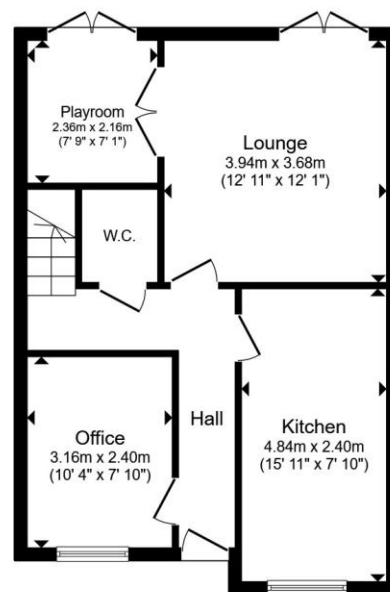
With front and rear gardens.

Front Garden

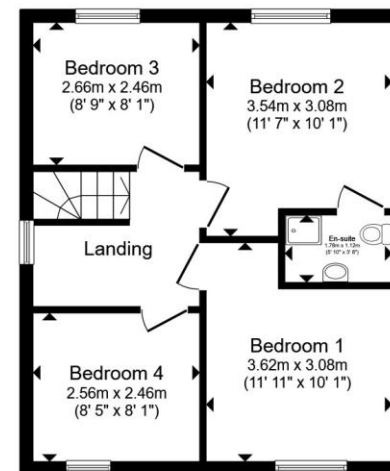
Front garden with driveway and garden borders.

Rear Garden

Tier rear garden with patio and gravel areas. The upper tier is laid to lawn. The higher tier is laid with sleepers and small trees, and garden shed.



Ground Floor



First Floor

Total floor area 94.2 m² (1,014 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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welcome to

Denham Close, Prenton

- Three beautifully presented, generous bedrooms
- Three spacious reception rooms
- Immaculate turn-key condition
- Double driveway
- Excellent-sized mature rear garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116627 - 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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