



**Noctorum Way, Noctorum, Prenton, CH43 9HS**

**welcome to**

## **Noctorum Way, Noctorum, Prenton**

Today's special moments are tomorrow's memories.....Been looking for a while? When did you last let your heart decide? This three-bedroom semi-detached home is a whole new world!! Call our Prenton office today to arrange a viewing.



## Property Description

Shining, shimmering splendid....

Location, location, location! This well-appointed family home offers plenty of downstairs living space, and is within close proximity to local schools, transport links & amenities. Boasting three bedrooms & set within a fantastic residential area, it is hard to find a reason why you shouldn't view this house!

Stepping inside this perfect property, which is a credit to its current owner, you will gauge a sense of happiness. A bright airy lounge proves ideal for a growing family, along with the stunning fitted kitchen diner, and a downstairs WC.

Upstairs you will find three bedrooms and a shower room.

Not only does this fantastic house have a huge amount to offer inside, but outside there is stunning maintainable gardens both front and rear. Call us today to arrange a viewing.

### Entrance Hall

Double-glazed composite door to the front and radiator.

### Cloakroom

With WC.

### Lounge

10' 9" x 18' 8" ( 3.28m x 5.69m )

Double-glazed window to the front, radiator and electric fire.

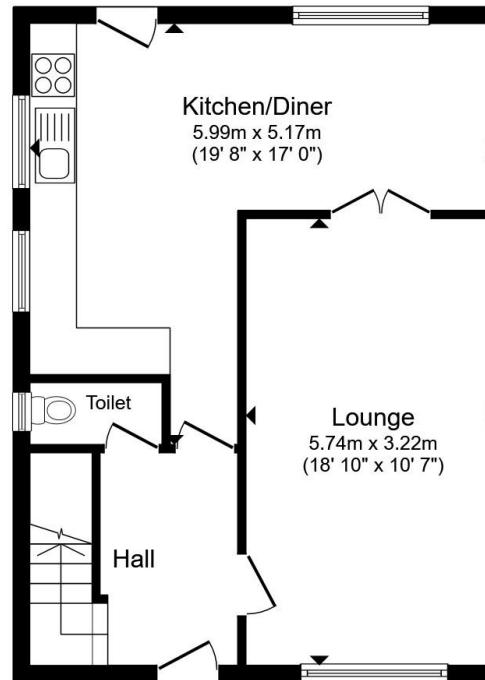
### Kitchen

17' x 19' 7" ( 5.18m x 5.97m )

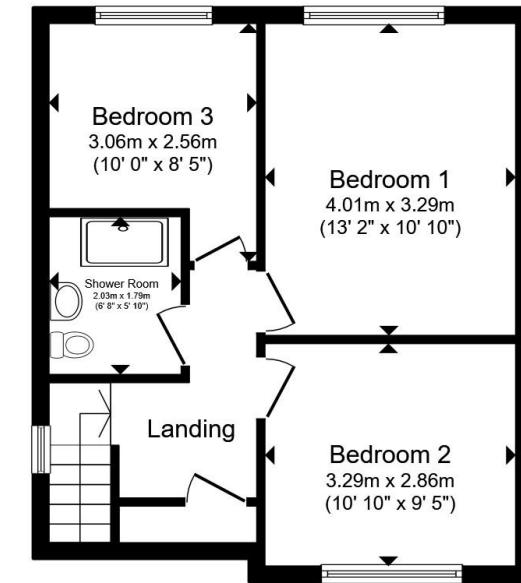
Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. dish washer and plumbing for a washing machine. Radiator, double-glazed window to the rear, two double-glazed windows to the side and double-glazed door to the rear.

### First Floor Landing

Double-glazed window to the side and cupboard housing the central heating boiler.



**Ground Floor**



**First Floor**

Total floor area 90.3 m<sup>2</sup> (972 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](http://www.propertybox.io)



### Bedroom One

10' 9" x 9' 5" ( 3.28m x 2.87m )

Double-glazed window to the rear and radiator.

### Bedroom Two

13' 7" x 11' ( 4.14m x 3.35m )

Double-glazed window to the front and radiator.

### Bedroom Three

9' 8" x 8' 4" ( 2.95m x 2.54m )

Double-glazed window to the rear and radiator.

### Shower Room

Partially tiled shower room comprising shower cubicle, wash hand basin and WC. Radiator, loft access and double-glazed window to the side.

### Outside Rear Garden

The rear garden with driveway. Lawn and flagging stones, trees and flower beds.



**view this property online** [jonesandchapman.co.uk/Property/PTN116417](http://jonesandchapman.co.uk/Property/PTN116417)



welcome to

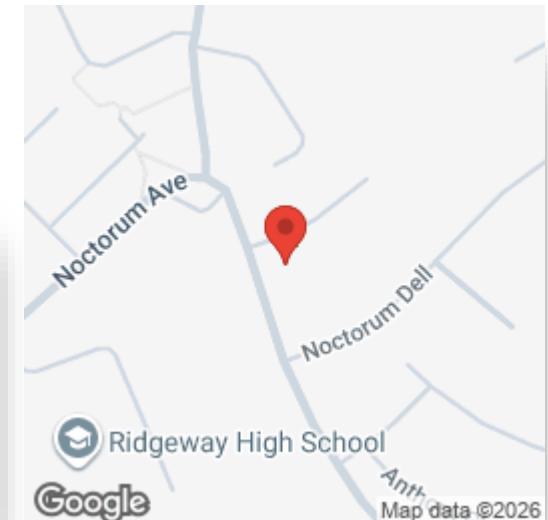
## Noctorum Way, Noctorum, Prenton

- Three Bedroom Semi Detached House
- Spacious Lounge
- Kitchen Diner
- Downstairs W.C
- Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£220,000**



view this property online [jonesandchapman.co.uk/Property/PTN116417](http://jonesandchapman.co.uk/Property/PTN116417)

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.



Property Ref:  
PTN116417 - 0002

 **jones & chapman**



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



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



**[jonesandchapman.co.uk](http://jonesandchapman.co.uk)**