



**Kent Mews, Oxton, Prenton, CH43 6UA**

**welcome to**

**Kent Mews, Oxtou Prenton**

Everything I want the world to be, is now coming true especially for me, and the reason is clear, it's because this home is here, your' re the nearest thing to heaven that I've seen! This is the only explanation we at Jones and Chapman can find to justify just how perfect this home sweet home is...



## Property Description

Rare Gems are hard to find....

Hidden in the wonderful development of Kent Mews stands this impressive contemporary three-bedroom family residence. This stunning home has been constructed and appointed to exacting standards throughout and presented with a modern and neutral theme. Properties like this do not come along often in Oxton Village.

You are welcomed into the property via an entrance hall, a spacious kitchen and an equally good-sized dining room which has patio doors overlooking the beautiful garden, completing this floor is a downstairs WC with utility area, perfect for a growing family. At the heart of this home on the first floor is the breathtaking Lounge which is of great proportion and bedroom one is also located on this floor.

To the second floor you have a large spacious landing, three further bedrooms and a modern family bathroom to complete this family home. The property is also within walking distance for good transport links, schools and amenities. Don't delay, View Today!

## Ground Floor

### Dining Room

9' 9" x 11' 9" (2.97m x 3.58m)

Double-glazed patio doors to the rear.

### Kitchen

9' x 18' 5" (2.74m x 5.61m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and induction hob. Dishwasher and microwave oven. Double-glazed window to the front.

### Utility Room/ Cloakroom

Comprising WC and wash hand basin. Plumbing for a washing machine/ tumble dryer. Cupboards and central heating boiler.



**view this property online** [jonesandchapman.co.uk/Property/PTN116468](http://jonesandchapman.co.uk/Property/PTN116468)



## First Floor Landing

With storage cupboard.

### Lounge

15' 4" x 18' 5" (4.67m x 5.61m)

Double-glazed window to the front, radiator and feature fireplace.

### Bedroom Four

15' 4" x 10' 4" (4.67m x 3.15m)

Two double-glazed windows to the rear and radiator.

### Bathroom

Partially tiled bathroom with three-piece suite comprising Jacuzzi bath with mixer taps and shower over, wash hand basin and WC. Radiator and double-glazed window to the rear.

## Second Floor Landing

With loft access.

### Bedroom One

8' 9" x 14' 5" (2.67m x 4.39m)

Double-glazed window to the rear and radiator.

### Bedroom Two

9' x 14' 5" (2.74m x 4.39m)

Double-glazed window to the front and radiator.

### Bedroom Three

10' 5" x 8' (3.17m x 2.44m)

Double-glazed window to the front and radiator.

## Outside

### Rear Garden

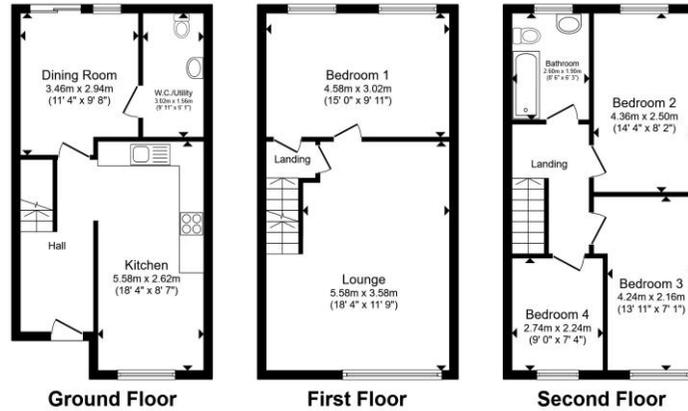
Rear garden with stone flagging and garden borders.

welcome to

## Kent Mews, Oxton Prenton

- Four Bedroom Mews House
- Kitchen
- Lounge
- Dining Room
- WC & Utility Room

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



**£330,000**

Total floor area 115.7 m<sup>2</sup> (1,245 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



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN116468](https://www.jonesandchapman.co.uk/Property/PTN116468)



Property Ref:  
PTN116468 - 0005

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.

**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](https://www.jonesandchapman.co.uk)**