



**Farndon Way, Prenton, CH43 2NP**

**welcome to**

**Farndon Way, Prenton**

A spacious four-bedroom detached family home in a highly sought-after location, offering three reception rooms, a conservatory, a generous kitchen, downstairs WC, shower room, a large driveway, garage, and a beautiful mature rear garden. Sold with no onward chain!



## Property Description

Welcome to Farndon Way, CH43 2NP — a fantastic four-bedroom detached property situated in a highly desirable residential area. Offering an abundance of living space, this wonderful family home is ready for its next chapter and is being sold with no onward chain, making the purchase process smooth and stress-free.

The ground floor boasts three versatile reception rooms, ideal for family living, entertaining, or creating work-from-home spaces. A bright and airy conservatory overlooks the stunning mature rear garden, providing the perfect spot to relax throughout the seasons. The large, well-designed kitchen offers plenty of workspace and storage, making it an excellent hub of the home. Completing the ground floor is a convenient downstairs WC.

Upstairs, you'll find four generously sized bedrooms, each offering comfortable space for families of all sizes. A modern shower room serves the upper floor. Externally, the property features a spacious driveway providing ample off-road parking, along with a garage for additional storage or vehicle space. To the rear, the beautifully maintained mature garden offers privacy, greenery, and a lovely outdoor retreat.

### Entrance Porch

Double-glazed door to the front and double-glazed windows to the front and side.

### Entrance Hall

Double-glazed composite door to the front, radiator and understairs storage.

### Downstairs Cloakroom

Comprising WC, wash hand basin and single-glazed window to the front.

### Lounge

17' 5" x 12' ( 5.31m x 3.66m )

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

### Dining Room

9' x 11' 9" ( 2.74m x 3.58m )

Double-glazed sliding patio doors to the rear leading to conservatory and single-glazed double doors leading to the lounge. Radiator.

### Third Reception Room

8' 4" x 16' 9" ( 2.54m x 5.11m )

Double-glazed bay window to the rear, radiator and wall lights.

### Conservatory/ Lean Too

8' 2" x 12' ( 2.49m x 3.66m )

Double-glazed windows to the side and rear and double-glazed door giving access to the rear of the property.

### Kitchen

9' x 18' ( 2.74m x 5.49m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Central heating boiler. Double-glazed window to the rear and double-glazed door giving access to the side of the property.

### First Floor Landing

Double-glazed window to the side, storage cupboard and loft access.

### Bedroom One

14' x 11' 9" ( 4.27m x 3.58m )

Double-glazed window to the front, radiator and built-in wardrobes.

### Bedroom Two

12' x 12' 8" ( 3.66m x 3.86m )

Double-glazed windows to the rear, radiator and built-in wardrobes.

### Bedroom Three

8' 4" x 12' 8" ( 2.54m x 3.86m )

Double-glazed window to the front, radiator and built-in wardrobes.

### Bedroom Four

9' 9" x 9' 1" ( 2.97m x 2.77m )

Double-glazed window to the rear, radiator and built-in wardrobes.

### Shower Room

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

### Outside

#### Front Garden

With good sized driveway.

#### Rear Garden

Rear garden with lawn, flag stones, garden shed and pond. Trees and mature foliage.

### Agents Note

Please be aware that the services and appliances have not and will not be tested.

### Agents Note:

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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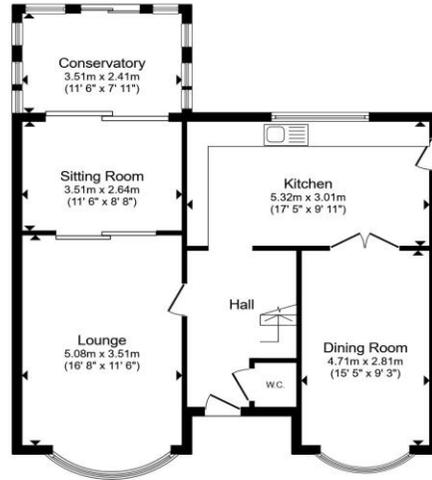
welcome to

## Farndon Way, Prenton

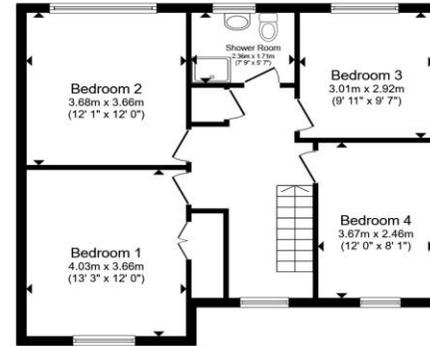
- Four spacious bedrooms
- Three versatile reception rooms
- Bright conservatory
- Large, well-appointed kitchen
- Generous driveway & garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E



Ground Floor



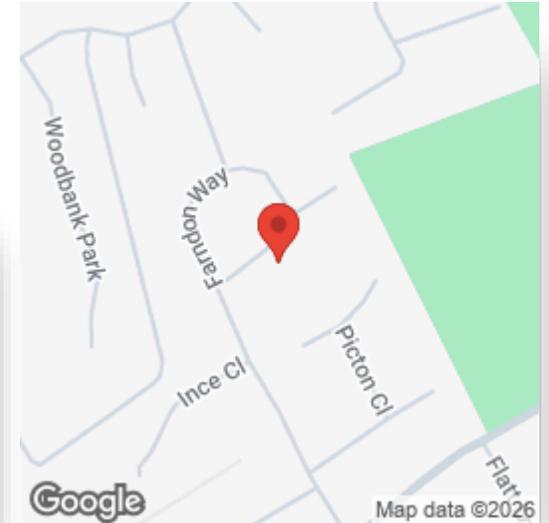
First Floor

£325,000

Total floor area 143.5 m<sup>2</sup> (1,544 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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Property Ref:  
PTN116612 - 0003

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jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



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



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