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Woodchurch Road Prenton CH42 8PG

£189,950

part of
the venmore group





About the property

Located in Prenton is this four bedroom semi detached house with off road parking and good size rear garden. The property has Reception Hall, Lounge, Dining room and Breakfast kitchen. To the first floor there are three bedrooms and family bathroom. To the second floor there is the converted loft / 4th bedroom, which is ideal for a teenager as it has a shower enclosure and vanity unit. Close by are local shops and motor way links.

FRONTAGE

Via brick built pillared gateway with matching brick built boundary wall to wide block paved driveway with brick edged gravel landscaping and border with seasonal shrubs.

HALL

Having textured and curved ceiling, opaque double glazed side window with under stairs storage, plate rack, gas central heating radiator and utility meter cupboard. Separate hanging cloaks cupboard.

DINING ROOM

12' 4" x 11' 10" (3.76m x 3.61m)
Having textured and moulded edge ceiling with frieze to the picture rail. There is a double glazed splay bay window with central heating radiator below. 1930's style timber feature fire surround with cream marble tiled backdrop and hearth that incorporates a coal effect living flame gas fire. Wall light points.

LOUNGE

18' 6" x 11' 3" (5.64m x 3.43m)
Having textured and moulded edge ceiling with frieze to the picture rail. The room has double glazed patio doors that give direct access to the rear garden. There is a Cream stone effect feature fire surround with matching polished granite backdrop and hearth that incorporates a living flame coal effect electric fire and gas central heating radiator. The room is complimented and finished with "Herringbone" wood block flooring. TV and telephone points. (There are four unused wall light points.)

BREAKFAST KITCHEN

12' 11" x 6' 11" (3.94m x 2.11m)
Having double glazed window that offers views across the rear garden. There are a range of wall and floor cupboards in "Beech" effect that are complimented with satin door furniture, black granite style work surfaces and black & white tiled splash backs. Within the range there is an inset stainless

steel one & half bowl sink with chrome mixer taps. Inset white electric hob and within a housing unit there is a matching double oven, grill with space for a microwave. Space and plumbing for slimline dish washer, space for free standing fridge freezer. Concealed "Worcester" combi boiler and central heating radiator. Ample space for breakfast table & stools. Double glazed door to the side garden utility area. Understairs utility/ pantry area, that has space & plumbing for auto washing machine.

FIRST FLOOR LANDING

Having turned staircase to the first floor landing. The half landing has an "Arched" shaped opaque double glazed window.

BEDROOM ONE

14' 1" x 11' 3" (4.29m x 3.43m)
Having textured and curved ceiling with frieze to the picture rail. Double glazed splay bay window with central heating radiator below. There are a range of built in

sliding mirror door wardrobes. The room is finished with "Beech" laminate floor covering and wall light points.

BEDROOM TWO

12' 8" x 11' 1" (3.86m x 3.38m)
Having textured and curved frieze to the picture rail. Double glazed window, central heating radiator. There are a range of built in wardrobes with white finished doors and a separate matching single store cupboard. The room is finished with "Beech" laminate floor covering.

BEDROOM THREE

8' 2" x 7' 3" (2.49m x 2.21m)
Having textured and curved frieze to the picture rail. Double glazed window with central heating radiator below. The room is finished with "Beech" laminate floor covering and a telephone point.

FAMILY BATHROOM

With two opaque double glazed windows to the rear and side elevations. The suite comprising 'P' shaped bath with chrome mixer tap and wall mounted shower with glass shower screen and mosaic style tiling to splash back. pedestal wash hand basin with chrome mixer tap and mosaic style tiling to splash back, mirrored wall mounted vanity cabinet, low level WC, part tiled walls and floorboard style laminate flooring.

SECOND FLOOR LANDING

Via turned staircase to the second floor landing which has a double glazed window.

BEDROOM FOUR WITH SHOWER

16' 6" x 14' 4" (5.03m x 4.37m)

The ceiling has inset down lighters and three "Velux" double glazed windows. There is a part tiled and glazed shower enclosure with extractor fan. Matching white inset basin set in a vanity unit and finished with white tiled splash back and chrome fittings. Two central heating radiators and

additional storage has been created in the roof eaves.

GARDEN

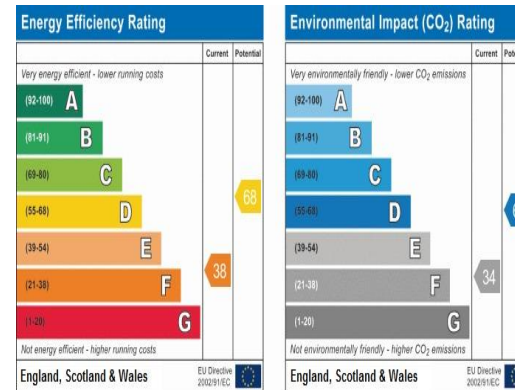
To the rear of the property is a good sized enclosed fenced terraced garden. To the upper level there is a cream paved L shaped patio area that extends across to the width of the upper level to the pergola and side passage way. The terrace has a low retaining wall and central descending steps on to the lawn. There is a second set of steps to the far end of the L shaped patio. The terrace offers ample space for sun loungers, garden table and chairs. To the lawn there are borders of seasonal shrubs, evergreens and mature trees. Adjacent to the exterior kitchen door is a paved area with exterior water tap and timber double gates.

Tenure
Freehold





Energy Performance Certificate



Reference:
Woodchurch road

Viewing Arrangements and Location

Viewings to be made strictly by appointment only through the agent.

From the agents office proceed down Woodchurch Road in the direction of Arrowse Park. This property can be seen on the right handside of Woodchurch Road, almost opposite Carlaw Road.

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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