



Pleasington Close, Prenton, CH43 9HN

welcome to

Pleasington Close, Prenton

Mirror on the Wall, Who's the Fairest of Them All? ... Well, Pleasington Close of course!!

STOP...Your Search! Look at this spell binding beautiful home showing that dreams really do come true! You won't need to look at anything else once stepping through this fairy tale setting.....



Property Description

Step inside this fabulous semi-detached home and you'll instantly feel the warmth, care and quality that make it truly special. Bright, airy and beautifully maintained throughout, it's a perfect family home ready to move straight into.

The spacious lounge offers a fantastic place to relax, while the generous kitchen-diner is ideal for everyday living and entertaining alike. To the rear, a lovely conservatory provides even more space to enjoy, with direct access out to the garden.

Upstairs, you'll find two great-sized double bedrooms, a comfortable single bedroom and a stylishly presented family bathroom. Tasteful decor runs throughout, creating a home that feels both modern and welcoming.

Outside, the charming rear garden is perfect for summer days, whether you're hosting, relaxing, or letting the kids play.

Situated in a popular, family-friendly area close to shops, schools and excellent transport links, this leasehold property ticks all the boxes.

Don't miss out – call today to arrange your viewing!

Entrance Porch

With composite double glazed front door and double-glazed window to side aspect.

Lounge

16' 5" x 15' 6" (5.00m x 4.72m)

With double-glazed window to front aspect, media wall and electric fire.

Kitchen

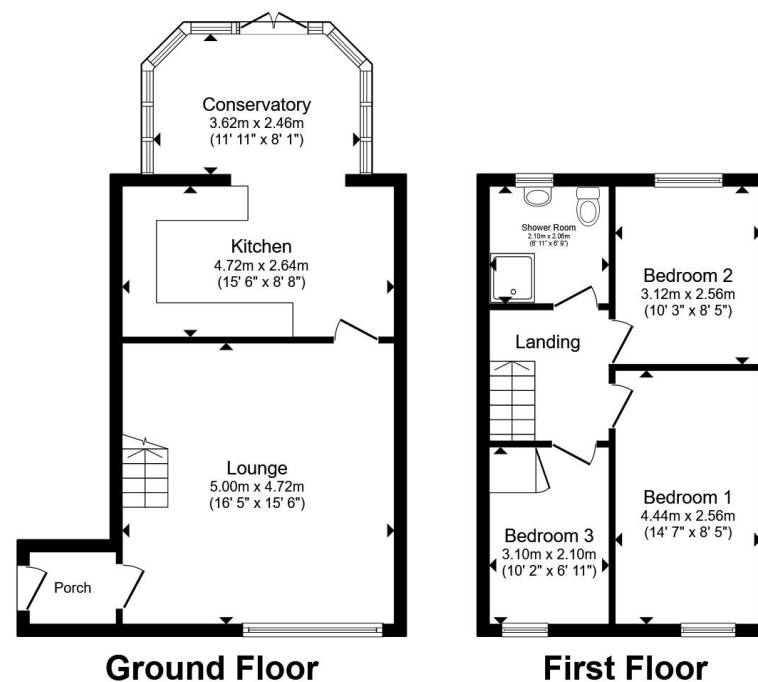
15' 6" x 8' 8" (4.72m x 2.64m)

With floor and wall cabinets, gas hob and electric oven, washing machine and dishwasher, fridge/freezer and radiator.

Conservatory

11' 11" x 8' 1" (3.63m x 2.46m)

Opening into kitchen with double-glazed patio doors to rear and double-glazed windows to rear and side aspect plus radiator.



Total floor area 82.2 m² (884 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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Bedroom One

14' 7" x 8' 5" (4.45m x 2.57m)

With double-glazed window to front aspect and built in wardrobes around bed.

Bedroom Two

10' 3" x 8' 5" (3.12m x 2.57m)

With double-glazed window to rear aspect and radiator.

Bedroom Three

10' 2" x 6' 11" (3.10m x 2.11m)

With double-glazed window to front aspect and radiator.

Bathroom

With wet room shower, vanity sink, WC, extractor fan, radiator and double-glazed window to rear aspect.

Rear Garden

With sun house, trees, lawn, shrubs, foliage and flagging.



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welcome to

Pleasington Close, Prenton

- Three Bedroom Semi-Detached House
- Spacious Lounge
- Kitchen / Diner
- Conservatory
- Shower Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 53.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Sep 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116752 - 0003

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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