



**Woodchurch Road, Prenton CH43 0TR**



**welcome to**

## **Woodchurch Road, Prenton**

...Every house has its own story...

And this house is ready for you to write your own story and have the most magical ending. This home is ready for a new family to start making new memories. Situated off the ever-popular Woodchurch Road the rear garden and is the perfect setting for tranquillity!!



## Property Description

Location, Location, Location!!!

This superb semi-detached property is located on one of Prenton's most popular roads and offers the buyer a myriad of rooms and flexible accommodation. In need of some modernisation, but certainly not lacking in size, meaning you should not hesitate to come and view this lovely home located close to amenities and transport links.

The entrance hall meanders through the centre of this property.

The property has two large reception rooms, one to the front and one to the rear which is ideal as a living room and dining room. However, both are extremely versatile. To the rear of the property is the kitchen which is equally of good sizing and provides ample space for dining.

On the first floor there are three bedrooms, a bathroom and a separate WC.

The garden is delightful, and is PERFECT for a growing family, with access to the front of the property which provides off street parking, don't be deceived by this humble abode - Some things need to be seen to be believed!

Early viewing is advised.

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

## Entrance Hall

With double glazed front door and radiator.

## Lounge

10' 9" x 14' 3" ( 3.28m x 4.34m )

With double glazed window to rear aspect and electric fire.

## Dining Room

11' x 11' ( 3.35m x 3.35m )

With double glazed window to front aspect and radiator.

## Kitchen

7' 8" x 15' 2" ( 2.34m x 4.62m )

With wall and base units with complimentary counter tops, induction hob with electric oven, sink and drainer, double glazed window and back door to side aspect and a double-glazed window to rear aspect.

## Bedroom One

11' x 13' 1" ( 3.35m x 3.99m )

With double glazed window to rear aspect and built wardrobes.

## Bedroom Two

11' x 11' ( 3.35m x 3.35m )

With double glazed window to front aspect and radiator.

## Bedroom Three

11' x 7' 8" ( 3.35m x 2.34m )

With double glazed window to rear aspect and radiator.

## Bathroom

With bath with mixer tap and shower over the bath, wash hand basin, radiator, part tiled, double glazed window to front aspect.

## Separate W/C

Comprising W/C with double glazed window to side aspect.

## Outside

### Front Garden

Driveway with room for three to four cars.

### Rear Garden

Contains lawn, flagging, trees, hedges, shrubs and shed.



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welcome to

## Woodchurch Road, Prenton

- Three Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- Bathroom & Separate WC

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

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PTN116474 - 0005

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