



Windermere Road, Noctorum Prenton CH43 9RE

welcome to

Windermere Road, Noctorum Prenton

Looking for a home you can truly make your own? This three-bedroom semi-detached property offers fantastic potential, a garage, off-road parking, spacious living accommodation and a stunning rear garden that has been lovingly maintained.

Best of all, it's offered with NO CHAIN!



Entrance Hall

Double-glazed door to the front with single-glazed window to the side. Radiator and cupboard.

Dining Room

14' 4" x 10' 4" (4.37m x 3.15m)

Double-glazed window to the front and radiator.

Lounge

14' 4" x 13' 6" (4.37m x 4.11m)

Double-glazed sliding French doors to the rear, radiator and gas fire.

Kitchen

18' 4" x 7' (5.59m x 2.13m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and electric hob with solid hot plates. Dish washer and central heating boiler. Space and plumbing for a washing machine. Double-glazed windows to the side and rear.

First Floor Landing

Double-glazed window to the side.

Bedroom One

13' 6" x 12' 11" (4.11m x 3.94m)

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

Bedroom Two

11' 11" x 10' 4" (3.63m x 3.15m)

Double-glazed window to the front and radiator.

Bedroom Three

9' x 7' 7" (2.74m x 2.31m)

Double-glazed window to the front and radiator.

Shower Room

Comprising walk-in shower and wash hand basin. Airing cupboard with water tank.

Separate W.C

Comprising WC and double-glazed window to the side.

Outside

With rear garden and outbuilding.

Rear Garden

Rear garden with lawn, flagstones. Trees, plants, shrubs and foliage to garden beds. Garden shed.

Garage

19' x 11' 8" (5.79m x 3.56m)

With up and over doors and further solid door to the front.

Downstairs W.C

Comprising W.C and wash hand basin.

Agents Note

"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."



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welcome to

Windermere Road, Noctorum Prenton

- Three Bedroom Semi Detached House
- Lounge & Dining Room
- Kitchen
- Downstairs W.C
- Shower Room & Separate W.C

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116647 - 0004

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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