



Brancote Road, Oxtun Prenton CH43 6TL

welcome to

Brancote Road, Oxton Prenton

A stunning turn-key five-bedroom semi- detached house on Brancote Road with three reception rooms, large kitchen-diner, utility room, downstairs WC, spacious open hallway, generous bedrooms, mature rear garden and a large driveway.



Entrance Hall

Glazed door to the front and pantry cupboard and understairs cupboard.

Cloakroom

By the entrance door with double-glazed window to porch.

Downstairs Shower Room

Tiled shower room with three-piece suite comprising shower cubicle, wash hand basin and WC. Radiator, extractor fan and double-glazed window to the front and side.

Lounge

21' 4" x 13' 1" (6.50m x 3.99m)

Double-glazed window to the rear and double-glazed double patio doors to the rear. Radiator and Chesney's gas fireplace.

Dining Room

13' 1" x 17' 5" (3.99m x 5.31m)

Double-glazed bay window to the front, radiator and Chesney's gas-fireplace.

Reception Room Three

16' 3" x 8' 8" (4.95m x 2.64m)

Double-glazed windows to the front and side, and radiator.

Kitchen

12' 6" x 19' 7" (3.81m x 5.97m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Larder cupboard. dual gas range cooker, and dish washer. Double-glazed bay window to the rear and additional double-glazed window to the side and rear. space for additional freezer.

Utility Room

Comprising wall and base cupboards. Central heating boiler. Plumbing for a washing machine and tumble dryer. Radiator and double-glazed door to the rear and door to the front.

First Floor Landing

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

Bedroom one

17' 4" x 13' 3" (5.28m x 4.04m)

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

Bedroom Two

16' x 10' 4" to windows (4.88m x 3.15m to windows)

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

Bedroom Three

13' 1" x 10' 9" (3.99m x 3.28m)

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

Bedroom Four

9' 1" x 10' (2.77m x 3.05m)

Double-glazed bay window to the front and radiator.

Bedroom Five/ Study

8' 5" x 9' 4" (2.57m x 2.84m)

Double-glazed window to the side and radiator.

Bathroom

Partially tiled bathroom comprising bath with mixer taps and vanity wash hand basin. Radiator and double-glazed window to the rear.

Separate W.C

Partially tiled cloakroom with two-piece suite comprising WC and wash hand basin. Radiator and double-glazed window to the side.

Outside

With driveway and gardens.

Please Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been

completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Brancote Road, Oxton Prenton

- Five Large Bedrooms
- Three Reception Rooms
- Large Kitchen–Dining Room
- Utility Room & Downstairs WC
- Large Driveway & Mature Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

£625,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116409 - 0006

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jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



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



jonesandchapman.co.uk