



St. Albans Road, Claughton Prenton CH43 8SB

welcome to

St. Albans Road, Claughton Prenton

Location, Location, Location.

This stunning house has everything a family could wish for and is surprisingly spacious throughout! Positioned in the heart of Claughton, you are just a short walk away from local amenities, eateries and transport links. Houses like this are rare, So View Today!!



Porch

Entrance Hall

With single-glazed door and window to the front and radiator.

Lounge

13' 7" x 12' 6" (4.14m x 3.81m)

Double-glazed window to the front, radiator, electric fire and wall lights.

Sitting Room

13' 9" x 11' 3" (4.19m x 3.43m)

Double-glazed patio doors to the rear and radiator.

Dining Area

10' 10" x 7' 3" (3.30m x 2.21m)

Double-glazed window to the side and radiator.

Kitchen

10' 3" x 8' 8" (3.12m x 2.64m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven, gas hob with cooker-hood above, and plumbing for a washing machine. Central heating boiler. Double-glazed window to the rear and double-glazed door to the side.

Landing

Bedroom One

13' 9" x 11' 11" (4.19m x 3.63m)

Double-glazed window to the rear and radiator.

Bedroom Two

13' 7" x 11' 11" (4.14m x 3.63m)

Double-glazed window to the front and radiator.

Built-in wardrobes and dresser.

Bedroom Three

8' 6" x 7' (2.59m x 2.13m)

Double-glazed window to the front and radiator.

Bathroom

Two-piece bathroom suite comprising bath with mixer taps, shower over and screen, and wash hand basin set within vanity unit. double-glazed window to the side.

Separate W.C

Comprising WC and double-glazed window to the side.

Front Garden

With brick paved driveway.

Rear Garden

Rear garden with lawn and patio. Mature garden borders and shed.

Garage

Garage with up and over doors and double-glazed window to the side.

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

St. Albans Road, Claughton Prenton

- Three Bedroom Semi Detached House
- Three Reception Rooms
- Kitchen
- Bathroom
- Separate W.C

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116614 - 0005

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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