



Holm Lane, Prenton CH43 2HN

welcome to

Holm Lane, Prenton

Move in Ready!!

If you have been waiting for a house to come up in the area around Holm Lane, you best get ready for action: perfectly situated with standout features this immaculate house is not one you'll soon forget - book a viewing today or risk endless regret!



Entrance Hall

Double-glazed composite door to the front and radiator.

Downstairs Cloakroom

Comprising WC and wash hand basin.

Lounge/Reception Room

12' 9" x 18' 5" (3.89m x 5.61m)

Double-glazed window to the front, radiator and log burner.

Kitchen/Diner

15' 9" x 19' 11" (4.80m x 6.07m)

Fitted kitchen comprising wall and base cupboards, kitchen island with sink and drainer unit, and complementary work surfaces. Dishwasher and washing machine. Radiator and three skylight windows. Double-glazed bi-fold doors giving access to the rear of the property.

First Floor Landing

Double-glazed window to the side and loft access.

Bedroom One

12' x 11' 11" (3.66m x 3.63m)

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

Bedroom Two

12' x 12' 9" (3.66m x 3.89m)

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

Bedroom Three

8' 8" x 8' 1" (2.64m x 2.46m)

Double-glazed window to the front and radiator.

Bathroom

Tiled bathroom with three-piece bathroom set comprising bath with mixer taps and shower over, vanity wash hand basin and WC. Central heating boiler and airing cupboard. Radiator and double-glazed window to the rear.

Outside

Rear Garden

The rear garden with flagstones, lawn, trees and borders. Private bar under pergola.

Garage

16' 6" x 8' 1" (5.03m x 2.46m)

Double-glazed window to the rear and side door.

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

Holm Lane, Prenton

- Three Bedroom Semi Detached House
- Spacious Lounge
- Modern Open Plan Kitchen / Diner
- Downstairs WC
- Family Bathroom

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

£310,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116637 - 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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