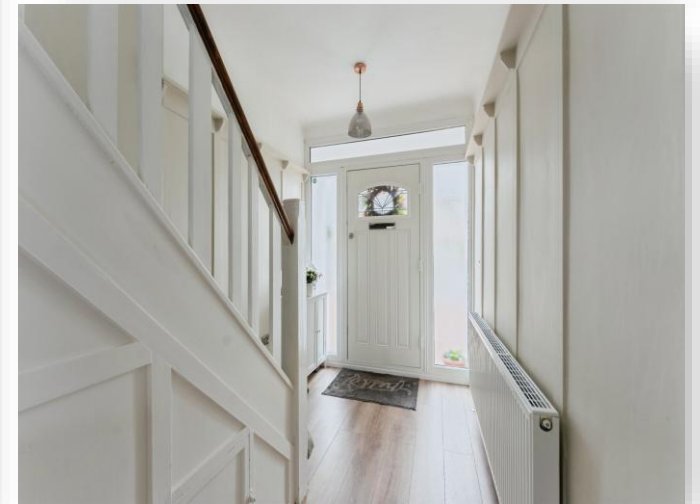




Pulford Avenue, Prenton CH43 0TB

welcome to

Pulford Avenue, Prenton

'Practically perfect in every way' This stunning Semi-detached home has everything a family could wish for. Positioned in the heart of Prenton, you are just a short walk away from local amenities, transport links and fantastic Schools.

Call to view before 'SNAP' it's gone, in a most delightful way



Lounge

11' 5" x 10' 5" (3.48m x 3.17m)

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

Kitchen/ Diner

18' 10" x 12' 6" (5.74m x 3.81m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven, induction hob and dish washer. Radiator.

First Floor Landing

Double-glazed window to the side.

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

Double-glazed bay window to the front and radiator.

Bedroom Two

11' 8" x 11' 4" (3.56m x 3.45m)

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

Bedroom Three

7' 10" x 6' 6" (2.39m x 1.98m)

double-glazed window to the front and radiator.

Bathroom

Comprising bath with mixer taps, shower cubicle, wash hand basin and WC. Extractor fan, radiator and double-glazed window to the side.

Outside

Rear Garden

Southerly facing rear garden with lawn and flagstones. Garden borders and stone areas. Brick built shed.

Garage

Up and over garage doors to the front and rear, and central heating boiler.

Outbuilding

Up and over doors to the front and rear, and central heating boiler.

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

Pulford Avenue, Prenton

- Three Bedroom Semi Detached House
- Lounge
- Kitchen / Diner
- Bathroom
- Front & Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£310,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116630



Property Ref:
PTN116630 - 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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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