



Grainger Avenue, Prenton, CH43 0TN

welcome to

Grainger Avenue, Prenton

Beautifully presented and thoughtfully extended, this superb three-bedroom home on Grainger Avenue offers spacious, modern living across three floors, complete with a stylish kitchen-diner, private driveway, and a wonderful family garden.



Entrance Hall

Double-glazed composite door and double-glazed window to the front. Alarm system to cupboard.

Downstairs Shower Room

comprising shower cubicle, wash hand basin and WC. Extractor fan, radiator and double-glazed window to the front.

Lounge

11' 11" x 11' 8" (3.63m x 3.56m)

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

Kitchen/ Diner

18' 11" x 13' 5" (5.77m x 4.09m)

Comprising wall and base cupboards with kitchen island, sink and drainer unit and complementary work surfaces. Electric oven and gas hob. Two radiators. Double-glazed bi-fold doors to the rear and further double-glazed door. Double-glazed window and two skylight windows.

Utility Room

5' 2" x 3' 9" (1.57m x 1.14m)

With work surfaces, central heating boiler and plumbing for a washing machine.

First Floor Landing

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

Bedroom Two

12' 11" x 11' 7" (3.94m x 3.53m)

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

Bedroom Three

11' 7" x 11' 2" (3.53m x 3.40m)

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

Bathroom

Partially tiled bathroom with three-piece suite comprising clawfoot bath with mixer taps, wash hand basin and WC. Radiator and double-glazed window to the rear.

Second Floor Bedroom One

15' 9" x 13' 3" (4.80m x 4.04m)

Windows to the front and rear and radiator.

En- Suite

En- Suite Shower room consisting of a shower cubical, WC, wash hand basic, radiator and a window to the rear.

Outside

Rear Garden

Rear garden with lawn, flagstone and decking areas. Garden shed and foliage.

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

Grainger Avenue, Prenton

- Beautifully presented three-bedroom home
- Stunning rear extension
- Separate utility space and convenient downstairs shower room
- Two double bedrooms and a family bathroom on the first floor
- Large second-floor master bedroom with en-suite shower room

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

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116740 - 0005

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