



Woodchurch Road, Prenton CH43 0TR

welcome to

Woodchurch Road, Prenton

...Every house has its own story...

And this house is ready for you to write your own story and have the most magical ending. This home is ready for a new family to start making new memories. Situated off the ever-popular Woodchurch Road the rear garden and is the perfect setting for tranquillity!!



Entrance Hall

With double glazed front door and radiator.

Lounge

10' 9" x 14' 3" (3.28m x 4.34m)

With double glazed window to rear aspect and electric fire.

Dining Room

11' x 11' (3.35m x 3.35m)

With double glazed window to front aspect and radiator.

Kitchen

7' 8" x 15' 2" (2.34m x 4.62m)

With wall and base units with complimentary counter tops, induction hob with electric oven, sink and drainer, double glazed window and back door to side aspect and a double-glazed window to rear aspect.

Bedroom One

11' x 13' 1" (3.35m x 3.99m)

With double glazed window to rear aspect and built wardrobes.

Bedroom Two

11' x 11' (3.35m x 3.35m)

With double glazed window to front aspect and radiator.

Bedroom Three

11' x 7' 8" (3.35m x 2.34m)

With double glazed window to rear aspect and radiator.

Bathroom

With bath with mixer tap and shower over the bath, wash hand basin, radiator, part tiled, double glazed window to front aspect.

Separate W/C

Comprising W/C with double glazed window to side aspect.

Outside**Front Garden**

Driveway with room for three to four cars.

Rear Garden

Contains lawn, flagging, trees, hedges, shrubs and shed.

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

Woodchurch Road, Prenton

- Three Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- Bathroom & Separate WC

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

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116474 - 0006

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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