



Hogarth Drive, Noctorum Prenton CH43 9HA

welcome to

Hogarth Drive, Noctorum Prenton

THE HOUSE THAT JUST KEEPS ON GIVING!

Perfect for growing families or anyone who simply enjoys having more space than they know what to do with. Ideally located close to excellent schools, local shops and motorway links to Liverpool and Chester. Trust us, this one is a serious showstopper!



Agents 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.

Entrance Hall

Double-glazed composite door to the front and under stairs study.

Cloakroom

Double-glazed window to the side, radiator and wash hand basin.

Office

11' 6" x 8' 5" (3.51m x 2.57m)

Double-glazed bay window to the front and radiator.

Lounge

17' 9" x 11' 6" (5.41m x 3.51m)

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

Dining Room

13' 6" x 9' 2" (4.11m x 2.79m)

Double-glazed patio doors to the rear and radiator.

Kitchen

17' x 11' 3" (5.18m x 3.43m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob, dishwasher and washing machine, and central heating boiler. Radiator and double-glazed window to the rear.

Conservatory

12' x 8' 10" (3.66m x 2.69m)

Double-glazed windows to the side and rear and double-glazed patio doors giving access to the side.

First Floor Landing

Bedroom One

19' x 12' (5.79m x 3.66m)

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

En-Suite

Comprising shower cubicle, wash hand basin and WC. Bathroom cabinet, radiator and double-glazed window to the front.

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)

Double-glazed window to the rear and radiator.

Jack & Jill Shower Room

Jack & Jill shower room shared between bedrooms two and four comprising shower cubicle, wash hand basin and WC.

Bedroom Three

11' 5" x 8' (3.48m x 2.44m)

Double-glazed window to the front and radiator. Access to the Jack & Jill shower room.

Bedroom Four

12' 6" x 8' 6" (3.81m x 2.59m)

Double-glazed window to the rear and radiator.

Bathroom

Three piece bathroom suite comprising bath, wash hand basin and WC. Bathroom cabinet, radiator and double-glazed window to the rear.

Outside

Rear garden and access to the Granny Flat.

Rear Garden

Rear garden with lawn flagstones and decking. Mature foliage and trees.

Granny Flat

Annex Lounge

16' 9" x 14' 1" (5.11m x 4.29m)

Two double-glazed patio doors to the front and radiator.

Annex Kitchen

Comprising wall and base cupboards, sink and drainer unit and radiator.

Annex Shower Room

Comprising shower cubicle, wash hand basin and WC. Double-glazed window to the front and radiator.

Annex Bedroom

16' 9" x 9' 1" (5.11m x 2.77m)



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welcome to

Hogarth Drive, Noctorum Prenton

- Four Bedroom Detached House
- Fully Functioning Annex
- Three Reception Rooms
- Downstairs W.C
- Kitchen & Conservatory

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

£495,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116666 - 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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