



Croft Close, Prenton CH43 9QN

welcome to

Croft Close, Prenton

Internal Inspection is an absolute MUST.

What a delightful home this is! Tastefully decorated throughout and a credit to its current owners, is this three-bedroom semi-detached property - a perfect family home, with that magical 'home sweet home' feel.



Entrance Porch

Double-glazed composite door and double-glazed window to the front, and radiator.

Downstairs Cloakroom

Tiled cloakroom comprising WC and wash hand basin. medicine cabinet and double-glazed window to the front.

Lounge

19' 10" x 9' 9" (6.05m x 2.97m)

Double-glazed composite door to the front, double-glazed patio doors to the rear and double-glazed window to the side. Two radiators, electric fire and storage under stairs.

Kitchen

9' 9" x 8' 4" (2.97m x 2.54m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven, gas hob and dishwasher. Central heating boiler and radiator.

First Floor Landing

Double-glazed window to the side and loft access.

Bedroom One

13' 7" x 11' 1" (4.14m x 3.38m)

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

Bedroom Two

11' 4" x 8' 6" (3.45m x 2.59m)

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

Bedroom Three

9' 9" x 7' 11" (2.97m x 2.41m)

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

Bathroom

Four-piece tiled bathroom comprising bath with mixer taps, shower cubicle, vanity sink unit and WC. Radiator and medicine cabinet. Extractor fan and double-glazed window to the rear.

Outside

With rear garden.

Rear Garden

Rear garden with views across to North Wales comprising Indian stone flagging, lawn, garden borders and stone areas.

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

Croft Close, Prenton

- Three Bedroom Semi Detached House
- Lounge / Diner
- Kitchen
- Downstairs WC
- Family Bathroom

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

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116651 - 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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