



**Prenton Road West, Birkenhead, CH42 9PN**

**welcome to**

**Prenton Road West, Birkenhead**

A well-balanced three-bedroom semi-detached family home in a sought-after area of Prenton, offering spacious accommodation, off-road parking, a garage, and a rear garden—ideal for family living.



## Property Description

Situated on Prenton Road West in a well-regarded residential area, this three-bedroom semi-detached property offers a solid layout and excellent potential as a long-term family home.

The ground floor provides a practical and spacious arrangement, including a good-sized lounge, perfect for everyday living, along with a separate dining room ideal for family meals or entertaining. The kitchen offers functional space with scope for modernisation to suit individual tastes.

To the first floor, the property comprises two generously sized double bedrooms and a further single bedroom, suitable as a child's room, home office, or study. The accommodation is completed by a well-appointed four-piece family bathroom, offering both bath and separate shower facilities.

Externally, the property benefits from a driveway providing off-road parking, a garage for additional storage or vehicle use, and a rear garden offering usable outdoor space for relaxation or family activities.

Overall, this is a well-proportioned home in a desirable location, offering buyers the opportunity to personalise and create a comfortable family property.

### Entrance Hall

Double-glazed composite door to the front.

### Lounge

20' 3" x 14' 4" ( 6.17m x 4.37m )

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

### Dining Room

15' 3" x 9' 1" ( 4.65m x 2.77m )

Double-glazed French sliding doors to the rear. Radiator, storage under stairs and wall lights.

### Kitchen

10' 8" x 8' 3" ( 3.25m x 2.51m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces with tiled splashbacks. Electric oven and gas hob with cooker hood above. Space for washing machine and fridge freezer. Double-glazed door and window to the rear.

## First Floor

### Bedroom One

17' x 10' 6" ( 5.18m x 3.20m )

### Bedroom Two

11' 9" x 10' 11" ( 3.58m x 3.33m )

Double-glazed window to the front and radiator.

### Bedroom Three

7' 8" x 6' 3" ( 2.34m x 1.91m )

Double-glazed window to the front and radiator.

## Bathroom

Four-piece bathroom suite comprising bath, shower cubicle, wash hand basin and WC. Extractor fan and radiator.

## Outside

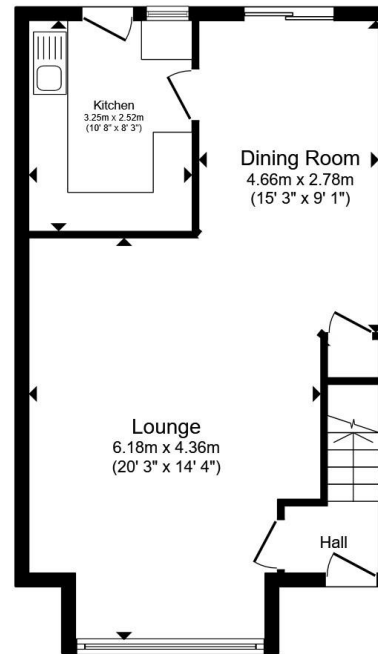
With rear garden and outbuilding.

## Rear Garden

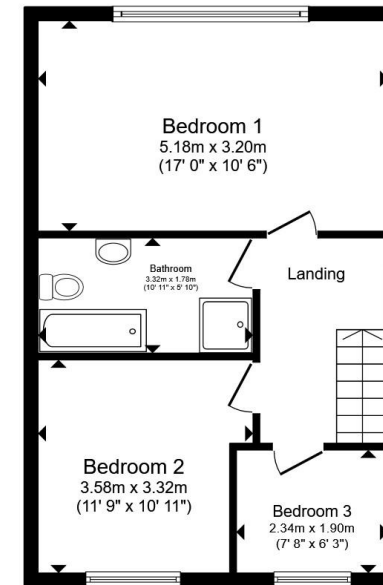
Rear garden laid with lawn and flagstones.

## Outbuilding

With up and over door to the front and solid door to the rear.



Ground Floor



First Floor

Total floor area 95.0 m<sup>2</sup> (1,023 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Prenton Road West, Birkenhead

- Three-bedroom semi-detached family home
- Two reception rooms including lounge and dining room
- Two double bedrooms and one single bedroom
- Four-piece family bathroom with separate bath and shower
- Driveway providing off-road parking and garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £180,000



Please note the marker reflects the postcode not the actual property

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