



**Kelsall Close, Oxton, Prenton, CH43 2LD**

**welcome to**

**Kelsall Close, Oxton Prenton**

A three-bedroom semi-detached house that has had only one owner since new and has been a happy family home. This is the possibility to secure a house that has been much loved and modernise it to create your new family home.



## Property Description

This home would be well suited to a young couple or family that have the vision, energy and enthusiasm to modernise it and bring it up to date. The house is light and bright, and you enter through a welcoming front porch leading through into a hallway, then kitchen and conservatory. There is a lounge with gas fire, which was once an open fire with the possibility to restoring this with a log burner. This leads under an archway to the dining room. There is ample opportunity to completely redesign the downstairs layout to reflect a more modern style of living. Upstairs there are three bedrooms served by one family bathroom. The back and front garden have been laid to gravel and have many stunning shrubs and roses. Again, there is the possibility to style this to suit the needs of a young family. The back garden also includes a garage and shed. The main feature of the back garden is its sunny aspect and the fact that it is very quiet and private. It is not overlooked and backs onto Oxton Cricket and Rugby Club. The property is located in a quiet cul-de-sac without the through traffic that effects a lot of the nearby properties.

This property is offered with no onward chain.

### Entrance Porch

Double-glazed door to the side and double-glazed windows to the front and side.

### Entrance Hall

Double-glazed door to the front, gas heater and storage under stairs.

### Lounge

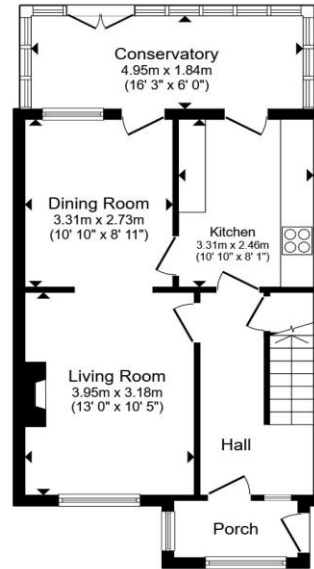
13' x 10' 5" ( 3.96m x 3.17m )  
Double-glazed window to the front and gas fire.

### Dining Room

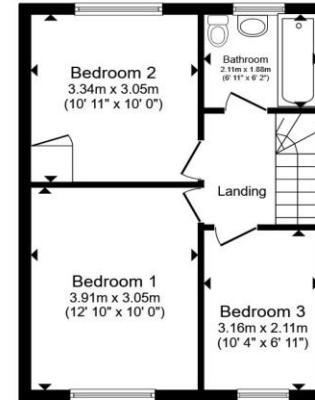
10' 10" x 8' 11" ( 3.30m x 2.72m )  
Double-glazed patio doors and double-glazed window to the rear.

### Kitchen

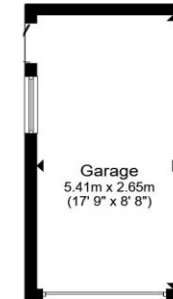
10' 10" x 8' 1" ( 3.30m x 2.46m )  
Fitted kitchen with wall and base cupboards, sink and drainer unit and work surfaces.



Ground Floor



First Floor



Garage

Total floor area 102.1 m<sup>2</sup> (1,099 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)



### Conservatory

16' 3" x 6' ( 4.95m x 1.83m )  
With double-glazed windows to the front and rear and double-glazed door to the side.

### First Floor Landing

Double-glazed window to the side, gas heater and loft access.

### Bedroom One

12' 10" x 10' ( 3.91m x 3.05m )  
Double-glazed window to the front.

### Bedroom Two

10' 11" x 10' ( 3.33m x 3.05m )  
Double-glazed window to the rear and airing cupboard.

### Bedroom Three

10' 4" x 6' 11" ( 3.15m x 2.11m )  
Double-glazed window to the front.

### Bathroom

Comprising bath, wash hand basin and WC. Double-glazed window to the rear.

### Outside Rear Garden

Rear garden with stone borders, trees and mature plants and foliage.

### Garage

17' 9" x 8' 8" ( 5.41m x 2.64m )  
With up and over door and single-glazed window to the side.



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welcome to

## Kelsall Close, Oxton Prenton

- Three Bedroom Semi Detached House
- Quiet cul-de-sac location
- Ideal position with private, sunny rear garden
- Large Driveway
- Ample local amenities nearby

Tenure: Freehold EPC Rating: F

Council Tax Band: B

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116026 - 0006

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