



Grainger Avenue, Prenton, CH43 0TN

welcome to

Grainger Avenue, Prenton

Beautifully presented and thoughtfully extended, this superb three-bedroom home on Grainger Avenue offers spacious, modern living across three floors, complete with a stylish kitchen-diner, private driveway, and a wonderful family garden.



Property Description

Welcome to Grainger Avenue, a home that truly ticks all the boxes. - beautifully presented throughout, this impressive property effortlessly blends style, space, and practicality — ideal for modern family living.

The standout feature is the stunning rear extension, which opens the kitchen and dining area into a bright, sociable space perfect for everyday living and entertaining alike. The ground floor also benefits from a useful utility area and a convenient downstairs shower room, adding flexibility to the layout.

Upstairs, the first floor offers two generous double bedrooms alongside a well-appointed family bathroom. The second floor is dedicated entirely to an impressive master suite, featuring a large bedroom and a sleek en-suite shower room — a perfect private retreat at the end of the day.

Externally, the property continues to impress with a well-maintained driveway providing off-road parking and a lovely family-friendly rear garden, ideal for relaxing, entertaining, or letting little ones play.

A stylish, spacious, and versatile home in a popular location and being sold with No Onward Chain— this is one not to be missed. "Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Double-glazed composite door and double-glazed window to the front. Alarm system to cupboard.

Downstairs Shower Room

comprising shower cubicle, wash hand basin and WC. Extractor fan, radiator and double-glazed window to the front.

Lounge

11' 11" x 11' 8" (3.63m x 3.56m)

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

Kitchen/ Diner

18' 11" x 13' 5" (5.77m x 4.09m)

Comprising wall and base cupboards with kitchen island, sink and drainer unit and complementary work surfaces. Electric oven and gas hob. Two radiators. Double-glazed bi-fold doors to the rear and further double-glazed door. Double-glazed window and two skylight windows.

Utility Room

5' 2" x 3' 9" (1.57m x 1.14m)

With work surfaces, central heating boiler and plumbing for a washing machine.

First Floor Landing

Double-glazed windows to the front and side, and radiator.

Bedroom Two

12' 11" x 11' 7" (3.94m x 3.53m)

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

Bedroom Three

11' 7" x 11' 2" (3.53m x 3.40m)

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

Bathroom

Partially tiled bathroom with three-piece suite comprising clawfoot bath with mixer taps, wash hand basin and WC. Radiator and double-glazed window to the rear.

Second Floor

Bedroom One

15' 9" x 13' 3" (4.80m x 4.04m)

Windows to the front and rear and radiator.

En- Suite

En- Suite Shower room consisting of a shower cubical, WC, wash hand basic, radiator and a window to the rear.

Outside

Rear Garden

Rear garden with lawn, flagstone and decking areas. Garden shed and foliage.



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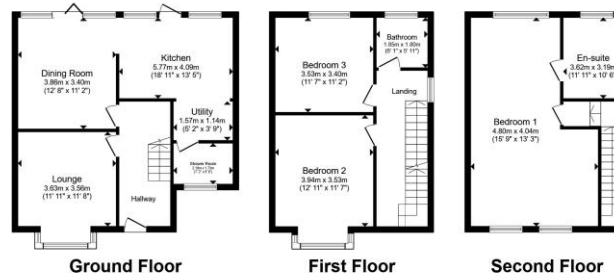


welcome to

Grainger Avenue, Prenton

- Beautifully presented three-bedroom home
- Stunning rear extension
- Separate utility space and convenient downstairs shower room
- Two double bedrooms and a family bathroom on the first floor
- Large second-floor master bedroom with en-suite shower room

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



Total floor area 138.7 m² (1,493 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116740 - 0004

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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0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk