



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 though 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.

"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 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.

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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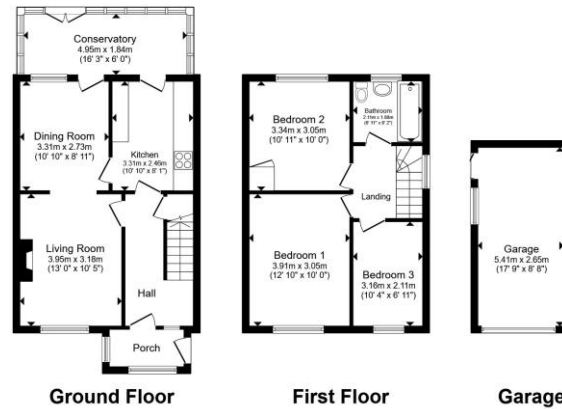
welcome to

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



Total floor area 102.1 m² (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

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£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116026 - 0008

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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