



Marlborough Grove, Prenton, CH43 5RJ

welcome to

Marlborough Grove, Prenton

Unable to find your dream home?? Every day has a new beginning, take a deep breath and start again, because if you view this fabulous four-bedroom property, you will not need to view anymore! Just perfect in every way!!



Property Description

Step inside this wonderful family home and you're welcomed by a bright and inviting entrance hall, setting the tone for the space beyond. To the front, the spacious living room is flooded with natural light, creating the perfect spot to unwind and enjoy cosy evenings with family and friends.

To the rear of the property, you'll find a well-positioned kitchen, offering plenty of potential for everyday cooking and entertaining. Adjoining the kitchen is a handy utility room, adding extra practicality to busy family life. Completing the ground floor are two versatile reception rooms – ideal as a formal dining room, playroom, or additional sitting area to suit your needs.

Upstairs, the property continues to impress with four generously sized bedrooms, offering comfortable accommodation for a growing family. A well-appointed family bathroom serves this floor. Outside, the rear garden is mainly laid to lawn – perfect for children to play, summer barbecues, or simply relaxing in the sunshine. This fantastic home is ideal for families looking to put down roots, with on-street parking available and a location that truly ticks all the boxes. Positioned close to excellent local amenities, well-regarded schools, and great transport links, everything you need is within easy reach.

Don't miss out – contact our Prenton team today to arrange your viewing!

Entrance Hall

Single-glazed door to the side and radiator.

Living Room

16' 10" x 13' 5" (5.13m x 4.09m)

Double-glazed bay window to the front and radiator.

Sitting Room

13' 7" x 12' 11" (4.14m x 3.94m)

Double-glazed window to the front and radiator.

Dining Room

12' 7" x 12' 5" (3.84m x 3.78m)

Double-glazed window to the rear and radiator.

Kitchen

10' x 9' 2" (3.05m x 2.79m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and hob. Plumbing for a washing machine and tumble dryer. central heating boiler. Double-glazed window to the rear and double-glazed door to the rear.

First Floor Landing

Bedroom One

16' 7" x 14' 2" (5.05m x 4.32m)

Double-glazed bay window to the front and radiator.

Bedroom Two

14' 11" x 13' (4.55m x 3.96m)

double-glazed window to the front and radiator.

Bedroom Three

14' 2" x 10' 4" (4.32m x 3.15m)

Double-glazed window to the rear and radiator.

Bedroom Four

12' 9" x 11' 7" (3.89m x 3.53m)

Double-glazed window to the rear and radiator.

Bathroom

Bathroom with three-piece suite comprising bath, wash hand basin and WC. Radiator and double-glazed window to the side.

Outside

Rear Garden

Rear garden with lawn and flagstones.



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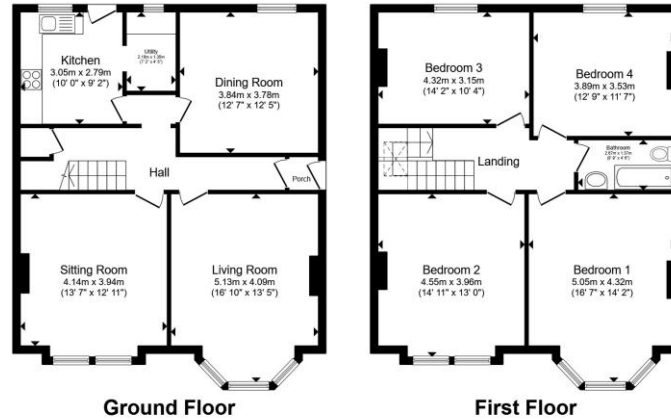


welcome to

Marlborough Grove, Prenton

- Four Bedroom Semi Detached House
- Living Room
- Sitting Room
- Dining Room
- Kitchen

Tenure: Freehold EPC Rating: E
Council Tax Band: B



£200,000

Total floor area 153.2 m² (1,649 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116702 - 0010

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