

property details **approval form**

19 Grosvenor Road, Prenton, Merseyside, England, CH43 1TJ

Date: 12 June 2026

Property Ref and Version: PTN116524 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£380,000

Tenure: Freehold

>> **key features**

- > Four Bedroom Semi Detached House
- > Two Reception Rooms
- > Kitchen / Diner
- > Utility Room
- > Bathroom
- > Cellar, Triple Garage & Off-Road Parking
- > Front & Rear Gardens
- > NO CHAIN!!
- > EPC Rating: C

>> **short description**

The grandfather clock was a thing of beauty, a story in its own right!

For it had seen the ages come to pass and kept on ticking all the same.

Just like this grand semi-detached 'Home sweet Home' in Oxtan. Perfect for making new memories with a new family.

>> **long description**

A Home That Truly Makes a Statement!

Standing proudly with undeniable kerb appeal, this exceptional home immediately impresses from the moment you step inside. A magnificent entrance hallway sets the tone, spacious, stylish, and the beating heart of the home, seamlessly connecting you to a great sized kitchen/diner, two generously sized reception rooms, and a practical utility space with access to a cellar, ideal for all your storage needs.

Upstairs doesn't disappoint. The first floor hosts a superb master bedroom alongside three further well-proportioned bedrooms, all served by a sleek, modern family bathroom, perfect for busy family life.

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But it's outside where this property really shines... The beautifully manicured garden is a true showstopper, mainly laid to lawn and ready-made for summer gatherings, family fun, or simply relaxing in your own private oasis. And then there's the garage, an absolute standout feature. Rare in both size and potential, this impressive space offers exciting opportunities (subject to planning) for a variety of uses.

Homes like this don't come around often. Early viewing is strongly advised to fully appreciate everything on offer, call today and make it yours!

>> **directions**

>> **Agent Note**

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>> **room description**

Lounge

19' 6" x 11' 11" (5.94m x 3.63m)

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

Sitting Room

16' 8" x 12' 9" (5.08m x 3.89m)

Double-glazed window to the front, original shutters, and radiator.

Kitchen

18' 7" x 11' 11" (5.66m x 3.63m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Double-glazed windows to the side and rear, radiator and feature fireplace. Pantry with central heating boiler and double-glazed window to the side.

Utility Room

9' 5" x 8' 2" (2.87m x 2.49m)

Comprising floor cabinets, sink and drainer unit and work surfaces. Washing machine / tumble dryer. Radiator and double-glazed window to the rear.

First Floor

Bedroom One

16' 8" x 12' 2" (5.08m x 3.71m)

Double-glazed window to the front, feature fireplace and radiator.

Bedroom Two

12' 3" x 12' 3" (3.73m x 3.73m)

Double-glazed window to the front and feature fireplace.

Bedroom Three

12' 2" x 10' 2" (3.71m x 3.10m)

Double-glazed window to the rear, radiator and feature fireplace.

Bedroom Four

12' 3" x 9' 5" (3.73m x 2.87m)

Double-glazed window to the rear, radiator and feature fireplace.

Bathroom

Bathroom with three-piece suite comprising bath with mixer taps, vanity wash hand basin and WC. Double-glazed window to the side and loft access.

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Outside

Rear Garden

Rear garden laid with lawn and flagstones. Plants trees and mature foliage to borders. Outside WC.

Outbuilding

38' x 36' 5" (11.58m x 11.10m)

Outbuilding accessed from Devonshire Road, comprising barn style door to the rear, further doors to side and rear, four double-glazed windows to the front and a new roof.

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>> **room description**

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>> property images



Your Jones & Chapman office: 349 Woodchurch Road, Prenton, PRENTON, Merseyside, CH42 8PE
T 0151 608 2287 E Prenton@jonesandchapman.co.uk

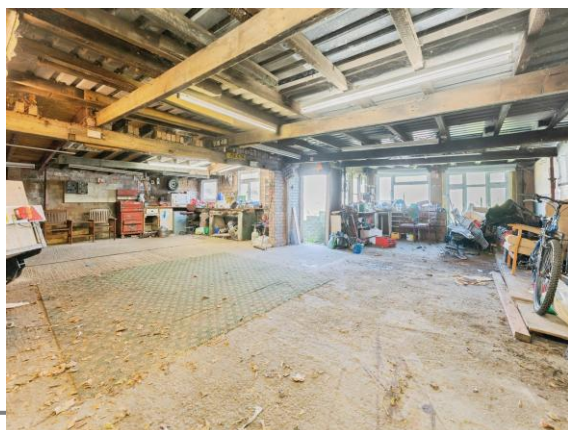
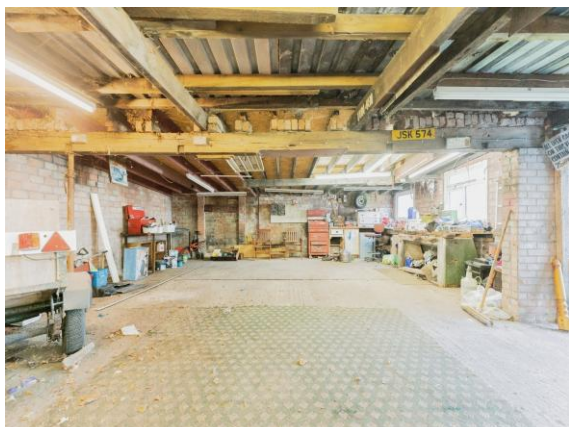
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>> floor plan



Total floor area 309.9 m² (3,335 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



>> approval

	Signature	Date
Thomas Brett	Thomas Brett	12/06/2026
Mr Alan James Smith		

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