



Wirral Way, Noctorum, Prenton, CH43 9SF

welcome to

Wirral Way, Noctorum, Prenton

Immaculate four-bedroom detached family home offering spacious accommodation across three floors. Featuring a stunning open-plan dining kitchen, south-west facing garden, summer house/bar with electrics, garage and generous driveway, all within walking distance of schools, shops and transport links.



Entrance Hall

Double-glazed composite door to the front, radiator and understairs storage.

Lounge

13' 9" x 11' 5" (4.19m x 3.48m)

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

Kitchen/ Dining Room

19' 2" x 11' 4" (5.84m x 3.45m)

Fitted kitchen comprising wall and base cupboard, sink and drainer unit and complementary work surfaces. Range style electric oven and induction hob, fridge/freezer, washing machine, dishwasher and tumble dryer. Radiator, double-glazed window to the rear and double-glazed doors to the side and rear.

First Floor Landing

Bedroom One

13' 9" x 10' 8" (4.19m x 3.25m)

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

Bedroom Two

11' 5" x 11' 4" (3.48m x 3.45m)

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

Bedroom Three

9' 3" x 7' 5" (2.82m x 2.26m)

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

Bathroom

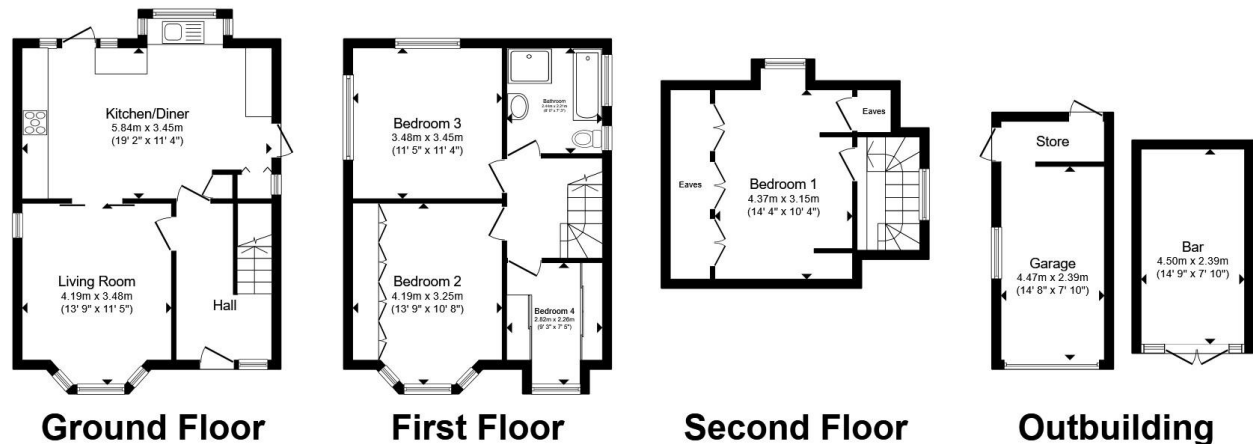
Four-piece bathroom suite comprising bath with mixer taps, shower cubicle, wash hand basin and WC. Double-glazed window to the side.

Second Floor

Bedroom Four

14' 4" x 10' 4" (4.37m x 3.15m)

Double-glazed window to the front, skylight and storage.



Total floor area 129.8 m² (1,397 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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Outside

With rear garden and outbuildings.

Rear Garden

Rear garden with decking and artificial lawn. Pergola with heating, lighting and retractable electric roof.

Outbuilding One

14' 8" x 7' 10" (4.47m x 2.39m)

Barn style door to the rear and double-glazed window to the side. Electric and lights.

Outdoor Bar

14' 9" x 7' 10" (4.50m x 2.39m)

Double-glazed patio doors to the rear.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Wirral Way, Noctorum Prenton

- Immaculately presented detached family home
- Four well-proportioned bedrooms across three floors
- Stunning open-plan dining kitchen
- Beautiful four-piece family bathroom
- South-west facing landscaped garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116906 - 0002

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