



**Balfour Road, Prenton, CH43 4UD**

**welcome to**

**Balfour Road, Prenton**

Packed with potential and brimming with space, this substantial four-bedroom mid-terrace home on Balfour Road offers generous family accommodation throughout, presenting the perfect opportunity to create your dream forever home.



## 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.

## Entrance Porch

Double-glazed composite door to the front.

## Entrance Hall

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

## Cloakroom

With double-glazed window to the front, gas and electric meters.

## Lounge

14' 11" x 13' 6" (4.55m x 4.11m)

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

## Dining Room

13' x 11' 11" (3.96m x 3.63m)

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

## Kitchen

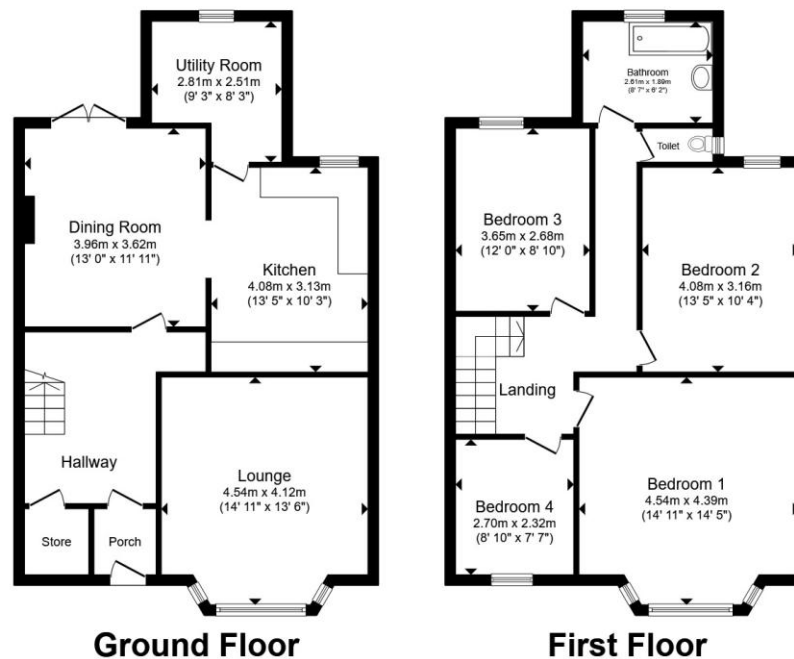
13' 5" x 10' 5" (4.09m x 3.17m)

Fitted kitchen comprising wall and base cupboards, pantry, sink and drainer unit and complementary work surfaces. Space for freestanding cooker and dishwasher. Double-glazed window to the rear.

## Utility Room

9' 3" x 8' 3" (2.82m x 2.51m)

Comprising wall cupboards, double-glazed window to the rear and double-glazed door to the side. Central heating boiler and plumbing for the washing machine/tumble dryer.



Total floor area 131.1 m<sup>2</sup> (1,411 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](http://www.propertybox.io)



## First Floor

### Bedroom One

14' 11" x 14' 5" (4.55m x 4.39m)

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

### Bedroom Two

13' 5" x 10' 4" (4.09m x 3.15m)

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

### Bedroom Three

12' x 8' 10" (3.66m x 2.69m)

Double-glazed window to the rear and radiator. Built-in wardrobes and feature fireplace.

## Bedroom Four

8' 10" x 7' 7" (2.69m x 2.31m)

Double-glazed window to the front and radiator.

## Bathroom

Comprising bath with shower over, wash hand basin, radiator and double-glazed window to the rear.

Separate WC with double-glazed window to the side.

## Outside Rear Garden

Rear garden laid with flagstones.



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## **Balfour Road, Prenton**

- Spacious four-bedroom mid-terrace family home
- Generous lounge and separate dining room
- Good-sized kitchen with adjoining utility room
- Four well-proportioned bedrooms
- Family bathroom with separate WC

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116802 - 0021

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