



Duncote Close, Prenton

Guide Price £325,000

Brennan Ayre O'Neill

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Two access points, take the main front door, or, as our client prefers, and quite understandably, arrive through the double doors into the living room, and a walk over a glass floor panel...

The architects appointed in the conversion of Eldon House were perhaps a little ahead of the curve in introducing the glass floor feature – more on that to come. Of note here is the beautiful wooden flooring, recently laid, as well as the rather unexpected, and very welcome, ceiling height. A very attractive aspect back through the double doors to the established gardens and borders from here, too.

Space for the larger of dining tables, as you'll see, sofa, too, plenty of variations to test, we'd encourage one which sees you enjoying that aspect, of course.

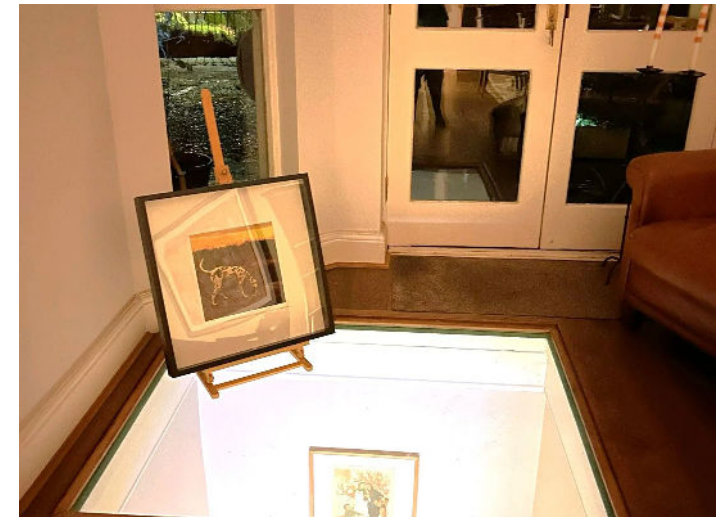
On to an impressive kitchen with plentiful worktop space along with storage, fitted units, and appliances, and another pretty leafy view to St Saviour's Church. Tucked away off the kitchen is a space for utilities, and on from there, a w.c.

From the main living room, take the staircase down to the lower ground level, which takes its light from the light well above - a rather striking feature, indeed (do see evening shot in photo carousel). Of further note here is the size, and of course, the versatility of this room. Keep in its current guise as a comfortable retreat, come library/office, or utilise as a comfortable third bedroom. Extra storage under the stairs, with electrics - current home to tumble dryer.

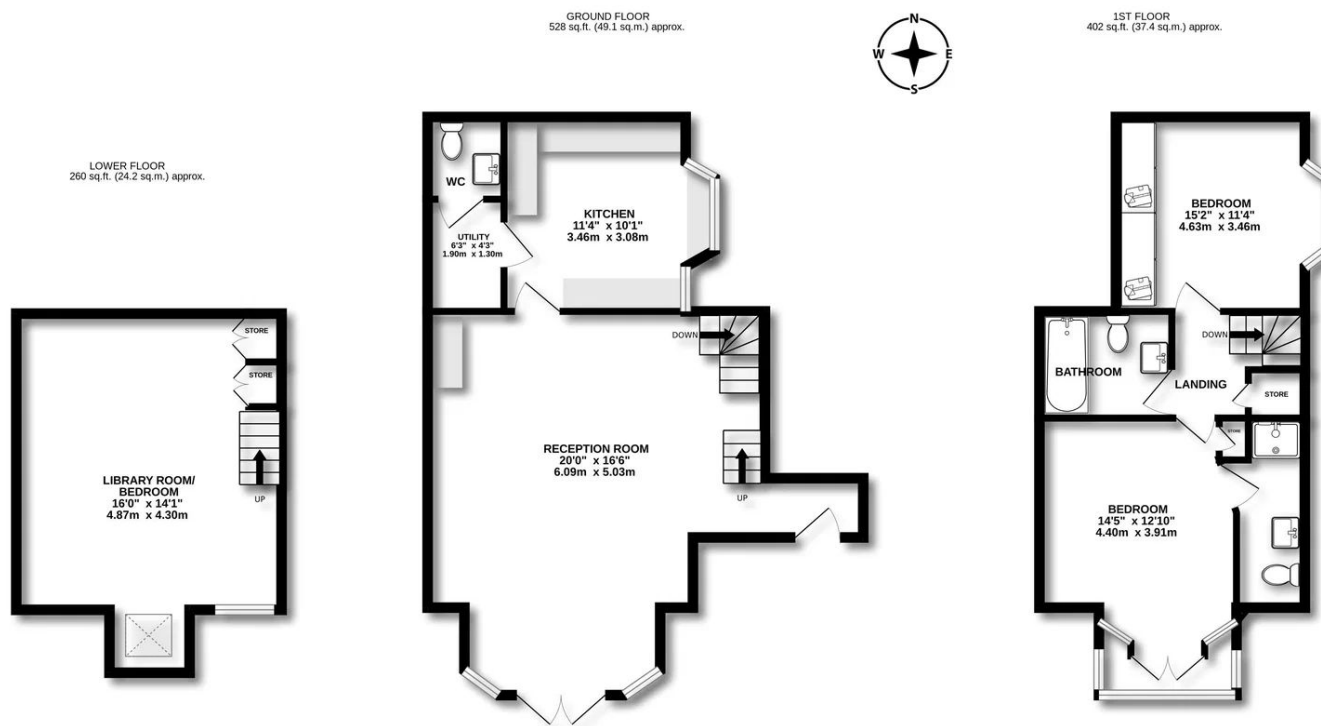
Upstairs to the first floor there are two double sized bedrooms; the spacious master with en suite shower room and Juliette balcony overlooking that attractive frontage. The second, another pretty room, opened and lightened further by the oriel bayed windowsill looking over, again, to the church. Take a look also at the wardrobe space on offer here, you certainly shouldn't struggle for closet space. You'll also find a three piece bathroom suite to the first floor.

Enjoy the leafy and green surrounds of the conversion from the seating area to the front whilst the gardeners will keep the hedgerow neat, and the lawns tidy. A future proofed frontage here, too, with your allocated parking supported by an electric hook up ready to charge.

Although of leasehold tenure, you will become one of the eight shareholders in the Freehold – a final note of







TOTAL FLOOR AREA : 1191 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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