



Mellor Road, Prenton, CH42
£200,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

A sizeable three bedroomed semi detached home in a popular Prenton location is available with no onward chain. Note the light, note the sunny courtyard, note the room sizes for the growing family!

Through the front door we have a bright hallway, tiled for ease of maintenance, and with the start of a strong collection of pretty wallpapering! There's good storage located under the stairs which you'll see from our collection of photos.

We've then a large through lounge diner with feature fire surround to the living room area, and then opening through to the dining space - and because of just how tall the ceilings are, there's a really good sense of breathing space here! Doors out from here to that sunny garden, but more on that to come.

There's a very generous breakfast kitchen to the rear, complete with two ovens, a wealth of high gloss cabinetry, stylish tiling, and a stable door out to the garden - a superb space, and one that certainly works well for busy families.

Upstairs we have three bedrooms, a huge master spanning the width of the property, a second double, and a third with very handy built in wardrobes. There's also a smart shower room which completes the set.

Back to this sunny courtyard garden - with pretty painted fencing around the raised borders, paved for absolute optimum ease and the sunny side of the road - we don't know what more you'll want! A superb space, with room enough for the ubiquitous shed, sun lounger and al fresco dining set.

Tenure: Freehold

Council Tax Band: B



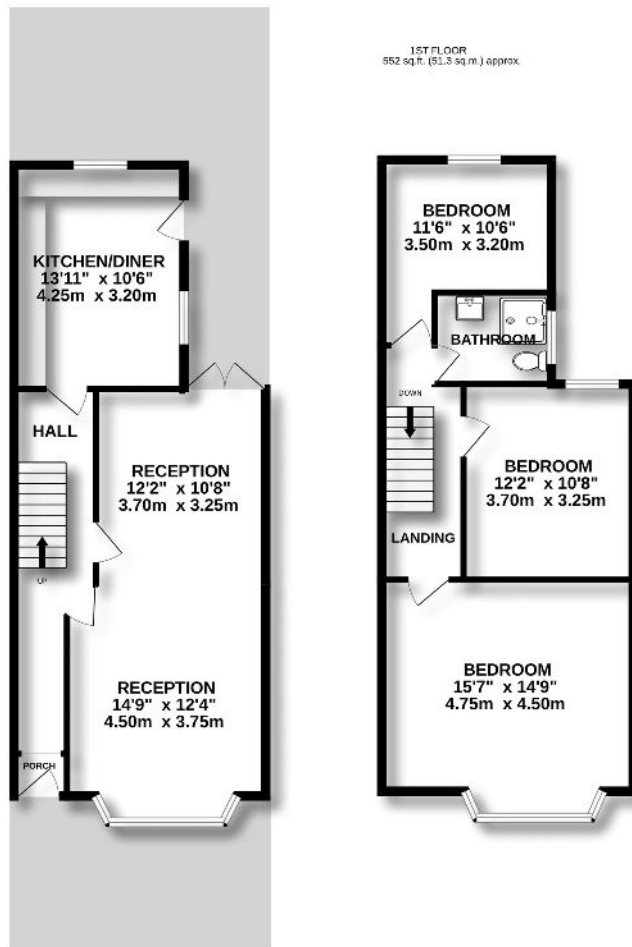




GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
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