

Woodchurch Lane, Prenton, CH42

Guide Price **£160,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Here we have a two (and a half) bedroomed end terraced property sitting on Woodchurch Lane, close to the shops and eateries of Prenton. And, although we've a scope of modernising to be carried out, there is a reason our client has stayed for some 40+ years, and we believe that was because of the size, and versatility of the house...

Now, we'd usually start with the front door, naturally, but please just note that for much of these 40 years, our client and her family have used the side entrance on Amery Grove - why? Because from there, all football boots, all muddy and wet shoes, and children, could come in through the side gate and in through the kitchen - straight to the washing machine! Certainly of note to all families looking.

So then, back to the beginning, through the vestibule entrance, and through to the hallway (space for those muddy boots under the stairs).

We've two separate receptions; a bright and spacious sitting room to the front of the house, followed by the dining room which sits centrally to the home and offers perhaps the idea of a secondary living room, for the teens, perhaps?

The kitchen is larger than anticipated - complete with breakfast bar to the peninsular, a collection of fitted units, plenty of space for your appliances, and with an additional pantry (cue your Pinterest boards et al). Really, a great sized kitchen for a family to enjoy.

Upstairs, the master sits to the front of the house, and is a splendid size, with a bay and second window, as well as more than enough room for a couple of wardrobes. The second double sits above the dining room, and then the bathroom is located to the rear. The 'half' bedroom sits in between the bathroom and the second bed, and would make for a great home office/cot room. However, it could, perhaps, be made larger should the current bathroom be re-modelled allowing for a true third bed.

Outside we have an L shaped yard with space for your bikes, pots and bistro table and chairs!

Location wise, we're a five minute walk from Tranmere's grounds, less than that to the bus links to Liverpool, and a gentle stroll up to Woodchurch Road and all of its many cafes and shops.

Tenure: Freehold











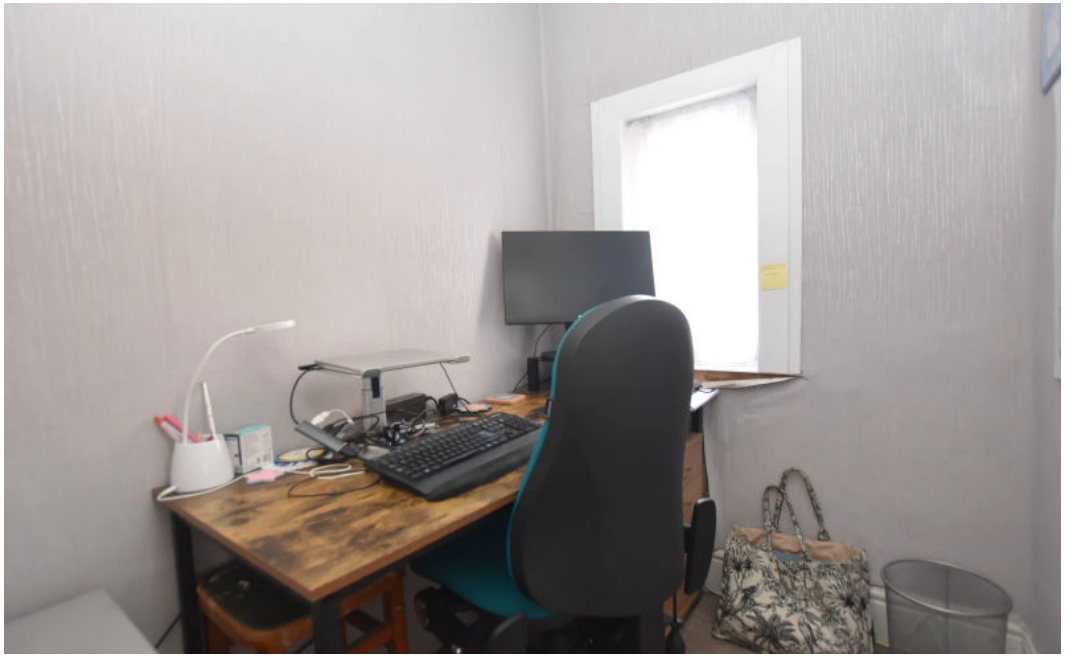




















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