



Cambridge Road, Prenton

£325,000 offers over



LESLEY HOOKS
ESTATE AGENTS





Tucked away in the heart of Prenton, this beautifully presented four bedroom family home on Cambridge Road offers the perfect blend of space, comfort and convenience that busy family life demands. From the moment you arrive, the welcoming driveway and attached garage signal the practical thinking that runs throughout, while inside, the balance of traditional charm and contemporary living becomes immediately clear.

The layout flows naturally around family routines. The lounge provides that essential retreat space where you can close the door on the day, while the open plan kitchen diner is where daily life unfolds - homework at the table while dinner's on, Saturday morning pancakes that stretch into lazy afternoons, the kind of room that naturally draws everyone together. With four good sized bedrooms upstairs, there's space for everyone to claim their own corner, whether that's growing children, a home office, or simply the luxury of a guest room that's always ready.



The condition throughout really does stand out. This is a home where the works been done thoughtfully, where you can move in and simply enjoy rather than face a list of jobs, and that's increasingly rare to find. Outside, the garden provides that precious outdoor space for children to play, summer barbecues, or just somewhere to catch your breath with a morning coffee.

But it's the location that truly sets this home apart. Prenton is one of those neighbourhoods where everything you need sits comfortably on your doorstep - shops for the daily essentials, excellent schools that families move to the area for, and transport links that make both the commute and weekend adventures straightforward. You're genuinely in the middle of it all, yet the street itself maintains that quiet, residential feel that makes a house truly feel like home. EPC rating C & Council tax band D



- Hallway**
13'4" (4.06m) x 5'8" (1.73m)
- Lounge**
13'3" (4.04m) x 15'3" (4.65m)
- Kitchen Diner**
10'2" (3.1m) x 21'4" (6.5m)
- Bedroom One**
8'11" (2.72m) x 13'6" (4.11m)
- Bedroom Two**
8'8" (2.64m) x 9'11" (3.02m)
- Bedroom Three**
8'8" (2.64m) x 10'11" (3.33m)
- Bedroom Four**
8'6" (2.59m) x 7'5" (2.26m)
- Bathroom**
6'5" (1.96m) Max x 10'6" (3.2m) Max

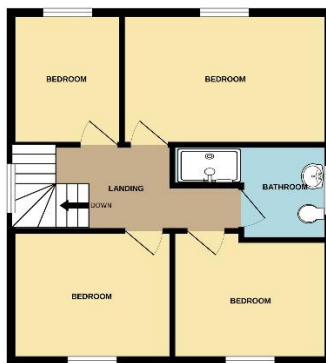




GROUND FLOOR



1ST FLOOR



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02028

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) A			
(81-91) B			84
(69-80) C		69	
(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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