



Edenpark Road, Prenton

£220,000



LESLEY HOOKS
ESTATE AGENTS





Prepare to be utterly charmed — and completely fooled — because this delightful semi-detached home is one of those wonderful properties that simply refuses to be judged by its exterior. Step inside and prepare yourself for space, character, and a layout that just works. Perfect for the growing family bursting at the seams, or the savvy first-time buyer who refuses to compromise, this is a home that ticks boxes you didn't even know you had. From the moment you enter through the hallway — all gorgeous wood block flooring setting the tone beautifully — you just know this is somewhere special. Flow through into the lovely lounge, where a feature fireplace adds that all-important sense of warmth and character, and those fabulous wood block floors continue underfoot. And then — oh, the joy of open-plan living — straight through into the dining room, which again carries those stunning wood block floors seamlessly, before opening out into a smart, fitted kitchen that will have you planning dinner parties before you've even exchanged contracts. Upstairs, three good-sized bedrooms await — two of which boast the most gorgeous Victorian-style cast iron fireplaces, because yes, this house really is that pretty. The bathroom? Stylish, sleek, and absolutely on point, with a three-piece suite and a shower with screen over the bath. Practical and polished. Tick. Outside, to the front, a shared driveway leads to the garage — always a winner. But it's the rear garden that will truly steal your heart. Divine is not too strong a word. With a lovely patio area and a glorious westerly aspect, evenings here are going to be spectacular. Ideally placed for local shops, schools, and transport links — all within walking distance — this is a home that simply has it all. Honestly? We absolutely love this one. And we rather suspect you will too. uPVC double glazing and combi-fired gas central heating throughout. Council tax band B. Freehold.



Porch

7'11" (2.41m) x 3'1" (0.94m)

Hallway

13'5" (4.09m) x 7'11" (2.41m)

Lounge

14'11" (4.55m) Into Bay x 11'5" (3.48m)

Dining Room

12'10" (3.91m) x 11'5" (3.48m)

Kitchen

9'6" (2.9m) x 7'5" (2.26m)

Bedroom One

14'9" (4.5m) Into Bay x 11'5" (3.48m)

Bedroom Two

12'11" (3.94m) x 11'5" (3.48m)

Bedroom Three

9'4" (2.84m) x 7'11" (2.41m)

Bathroom

7'2" (2.18m) Max x 7'11" (2.41m)







GROUND FLOOR
506 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
 Made with floorplan 02126

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