



Dickens Avenue, Prenton

£170,000



LESLEY HOOKS
ESTATE AGENTS





This one's got far more room than you'd ever expect, and it's exactly the kind of house that first time buyers and growing families end up falling for once they get through the front door. Step into the hallway and you're straight into a really easy layout. The lounge is a lovely size, with a feature fireplace as the natural focal point and a box bay window pulling in plenty of light from the front. Through to the dining room next, which flows into the kitchen – and if you're the sort of buyer with half an eye on the future, this is crying out to have that wall taken out to create one great big kitchen family room. It's practically made for it. Upstairs is where this house really surprises you. Four double bedrooms – not box rooms, proper doubles – served by a three piece family bathroom. Outside, there's a good size garden to the rear with a patio area, perfect for the summer months, morning coffees, or just letting the kids or the dog have space to run about. The house benefits from uPVC double glazing and combi fired gas central heating throughout, and while it's completely liveable as it stands, there's scope to put your own stamp on it and update it to your own taste – which is exactly why it's priced to reflect that. Location-wise, you're set – walking distance to local shops, well regarded schools, and the transport links you need for getting into town or beyond. And the best part? No onward chain, so this one's ready to move on quickly for the right buyer. Council tax band B. Freehold.



Hallway

12'7" (3.84m) x 5'10" (1.78m)

Lounge

14'4" (4.37m) Into Bay x 14'0" (4.27m)

Dining Room

11'10" (3.61m) x 10'10" (3.3m)

Kitchen

11'10" (3.61m) x 9'1" (2.77m)



Bedroom One

12'4" (3.76m) x 12'0" (3.66m)

Bedroom Two

12'0" (3.66m) x 11'11" (3.63m) Max

Bedroom Three

12'0" (3.66m) x 9'4" (2.84m)

Bedroom Four

8'6" (2.59m) x 8'1" (2.46m)

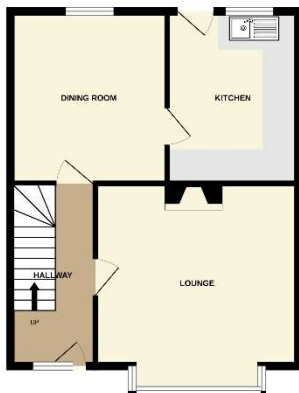
Bathroom

8'7" (2.62m) x 6'7" (2.01m)

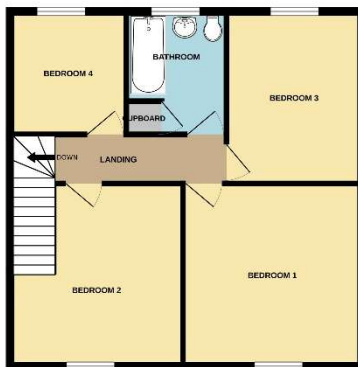




GROUND FLOOR
495 sq. ft. (46.0 sq.m.) approx.



1ST FLOOR
593 sq. ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq. ft. (101.1 sq.m.) approx.
While 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, omissions or mis-statements. This plan is for guidance 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 (02050)

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