





**Grafton Street,Oxton Prenton CH43 4UJ**

jones & chapman

***welcome to***

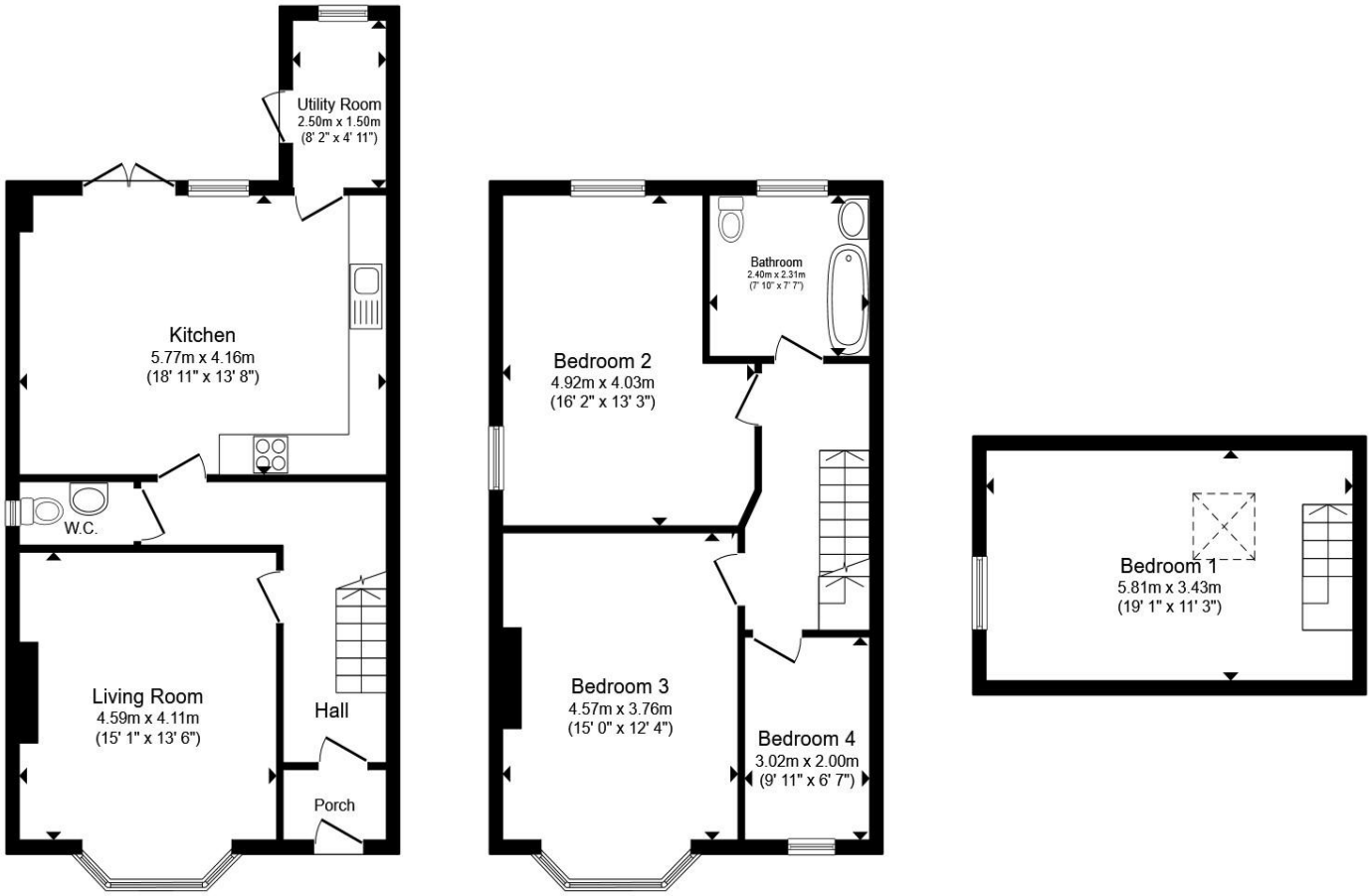
## Grafton Street, Oxton Prenton

Some houses tick boxes. This one creates a wish list you didn't know you had.
Set behind an attractive bay-fronted façade, this beautifully presented semi-detached family home seamlessly blends character features with modern living, creating a home that's both stylish and wonderfully practical. Step through the front door and you're immediately welcomed by a bright entrance hall which leads to a cosy lounge, complete with a feature fireplace and log burning stove. The real heart of the home can be found to the rear, where an impressive open-plan kitchen and dining space brings family life together, this sociable space has been designed with modern living in mind. A useful utility room and ground floor WC add that all-important practicality every family needs. The first floor offers three well-proportioned bedrooms and a contemporary family bathroom. However, the surprise doesn't end there. Climb one more flight of stairs and discover a stunning loft conversion. This versatile space currently serves as a generous bedroom retreat, Outside, the enclosed rear courtyard provides a low-maintenance space for outdoor dining. while the property's attractive frontage adds to its undeniable kerb appeal. Combining character, flexibility and generous accommodation across three floors, this is the kind of house families move into and never want to leave. Early viewing is highly recommended to appreciate everything this wonderful home has to offer.










Total floor area 138.8 m² (1,494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

jones & chapman

**Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

*welcome to*

## Grafton Street, Oxton Prenton

- Beautiful bay-fronted semi-detached home
- Accommodation arranged over three floors
- Spacious lounge with log burning stove
- Stunning open-plan kitchen/dining room
- Separate utility room

Tenure: Freehold EPC Rating: D
Council Tax Band: B

# £230,000










Please note the marker reflects the postcode not the actual property

**view this property online** jonesandchapman.co.uk/Property/PTN116845

The Property Ombudsman

Property Ref:
PTN116845 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

jones & chapman

**0151 608 2287**

Prenton@jonesandchapman.co.uk

349 Woodchurch Road, Prenton, PRENTON, Merseyside, CH42 8PE

**jonesandchapman.co.uk**