

 **DECLAN
JAMES** ESTATE
AGENTS
01925 210 200 | declan-james.co.uk
**FULLY
FURNISHED
FOR SALE**

35 Prestbury Drive, Thelwall, Thelwall, WA4 2HZ

£450,000



35 Prestbury Drive, Thelwall, Thelwall, WA4 2HZ

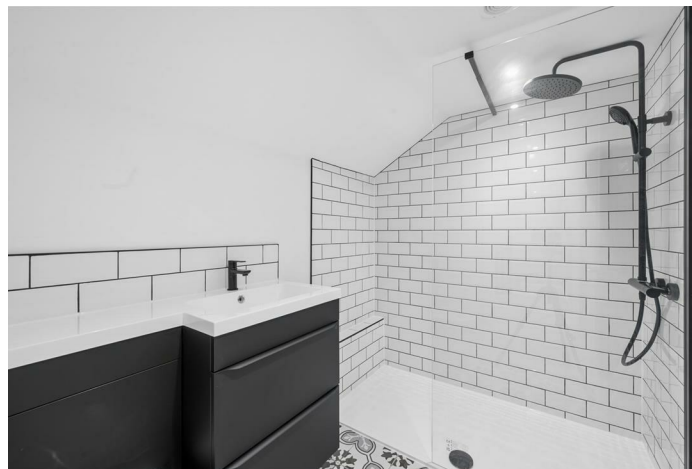
£450,000

Recently Refurbished 3-Bedroom Dormer Bungalow in a Peaceful Location

Beautifully presented and recently refurbished throughout, this spacious 3-bedroom dormer bungalow offers versatile living accommodation in a lovely quiet setting. The property welcomes you with a wide and inviting entrance hall, leading to a bright and spacious open-plan kitchen/dining area—perfect for modern family living and entertaining. A separate utility room provides additional practicality, while the ground-floor shower room adds convenience.

There is a well-proportioned bedroom on the ground floor, with two generous double bedrooms located on the first floor, served by a stylish family bathroom. Outside, the home boasts an excellent garden, ideal for relaxing and enjoying outdoor space. The property also benefits from ample off-road parking and a garage.

Description

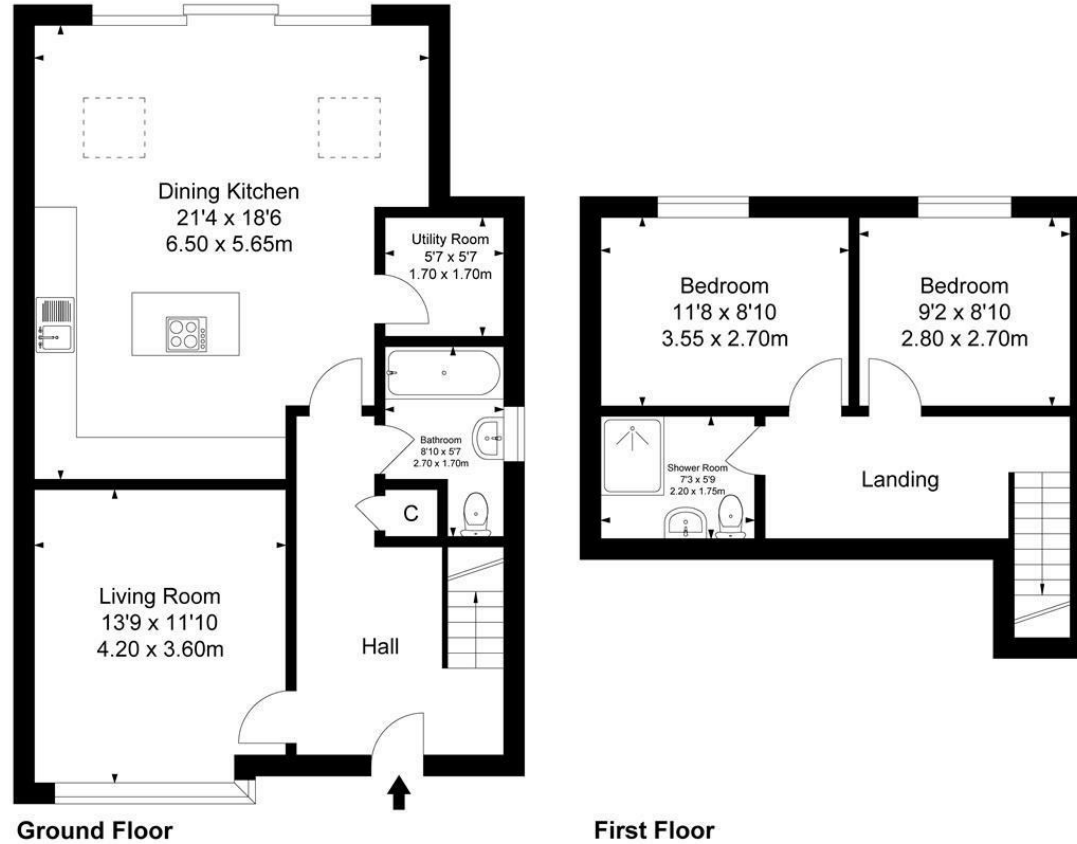


Council Tax Band:

Floor Plans

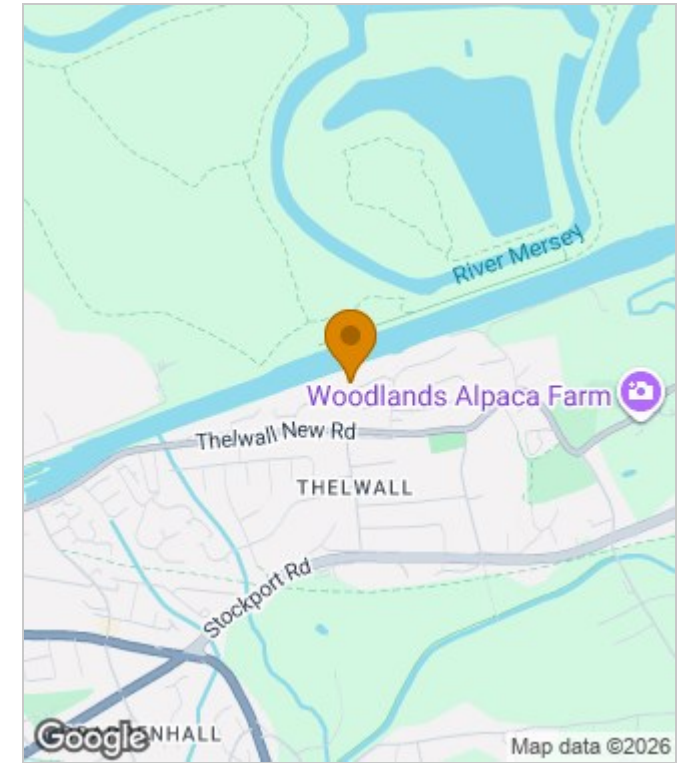
Prestbury Drive, Thelwall

Approximate Gross Internal Area :-
 Ground Floor :- 68.43 sq m / 737 sq ft
 First Floor :- 32.04 sq m / 345 sq ft
 Total :- 100.47 sq m / 1082 sq ft



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.