



**Tollemache Road  
Prenton  
Merseyside  
CH43 8SZ**

**Offers in Excess of £365,000**

**bettermove**

# Tollemache Road

## Prenton

Bettermove are delighted to present this charming three bedroom detached bungalow in Claughton, available with no forward chain.

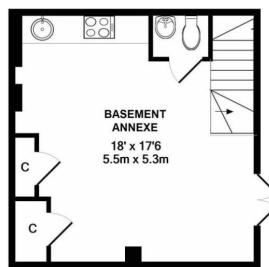
The property benefits from double glazing and gas central heating throughout.

The interior of this beautifully-presented property consists of a spacious living room, modern open plan kitchen/dining room, one bedroom with an en suite WC and the family bathroom on the ground floor. The first floor comprises two bedrooms while the basement contains an annexe with kitchen and en suite WC. The exterior boasts private gardens to the rear and sides with patio seating areas, perfect for enjoying the summer months.

Situated in the sought after Claughton area, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the M53, A59, A5139, A552, Birkenhead North, Birkenhead Park and Upton (Merseyside) rail stations.

This exciting opportunity is not to be missed! All enquiries can be made through Bettermove on 0330 004 0050.

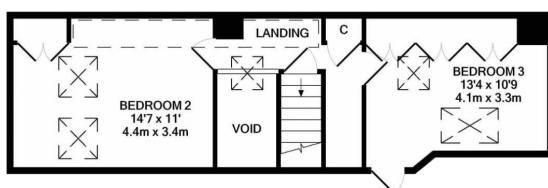




LOWER GROUND FLOOR



GROUND FLOOR

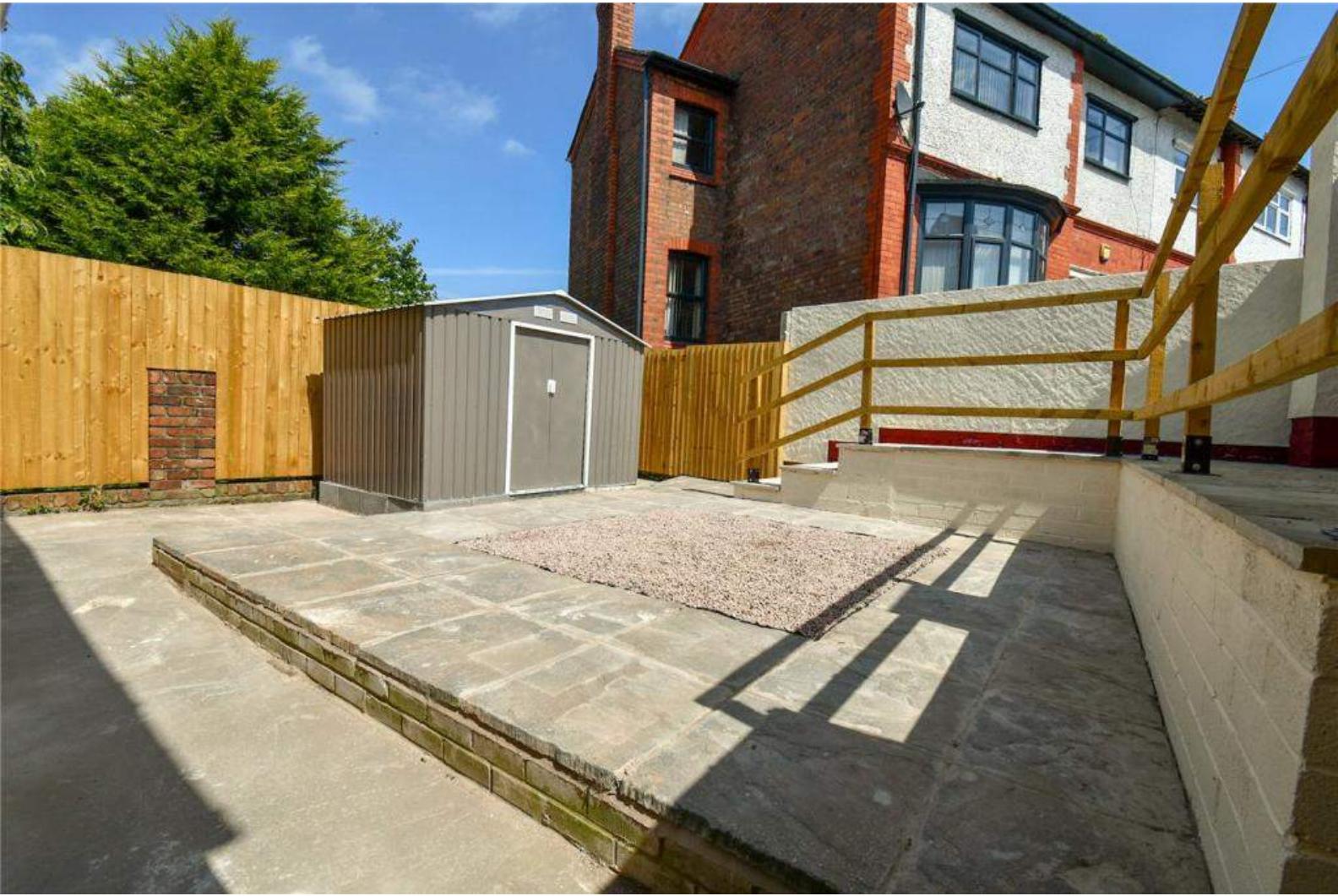


1ST FLOOR

TOTAL APPROX. FLOOR AREA 2001 SQ.FT. (185.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 100201

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		78
(55 to 68) <b>D</b>	56	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



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