

FOR SALE

Offers in Excess of £310,000

Hogarth Drive, Prenton, Wirral. CH43 9HA



Popular Family Location! This four bedroom detached accommodation offers spacious living throughout and is situated in a quiet location, yet sits in the catchment area for reputable schools and has easy access to motorway links.

## Ground Floor

Entrance Hallway

Downstairs WC

Lounge

11' 0" x 13' 6" (3.35m x 4.11m)

Kitchen/Diner

22' 3" x 11' 0" (6.78m x 3.35m)

Garage

8' 0" x 17' 6" (2.44m x 5.33m)

Conservatory

12' 11" x 8' 1" (3.94m x 2.46m)

Utility Room

5' 10" x 5' 4" (1.78m x 1.63m)

## First Floor

Landing

Bedroom

11' 8" x 11' 2" (3.56m x 3.40m)

En-Suite

6' 3" x 5' 4" (1.91m x 1.63m)

Bedroom

14' 4" x 9' 3" (4.37m x 2.82m)

Bedroom

10' 0" x 10' 6" (3.05m x 3.20m)

Bedroom

9' 5" x 6' 11" (2.87m x 2.11m)

Bathroom

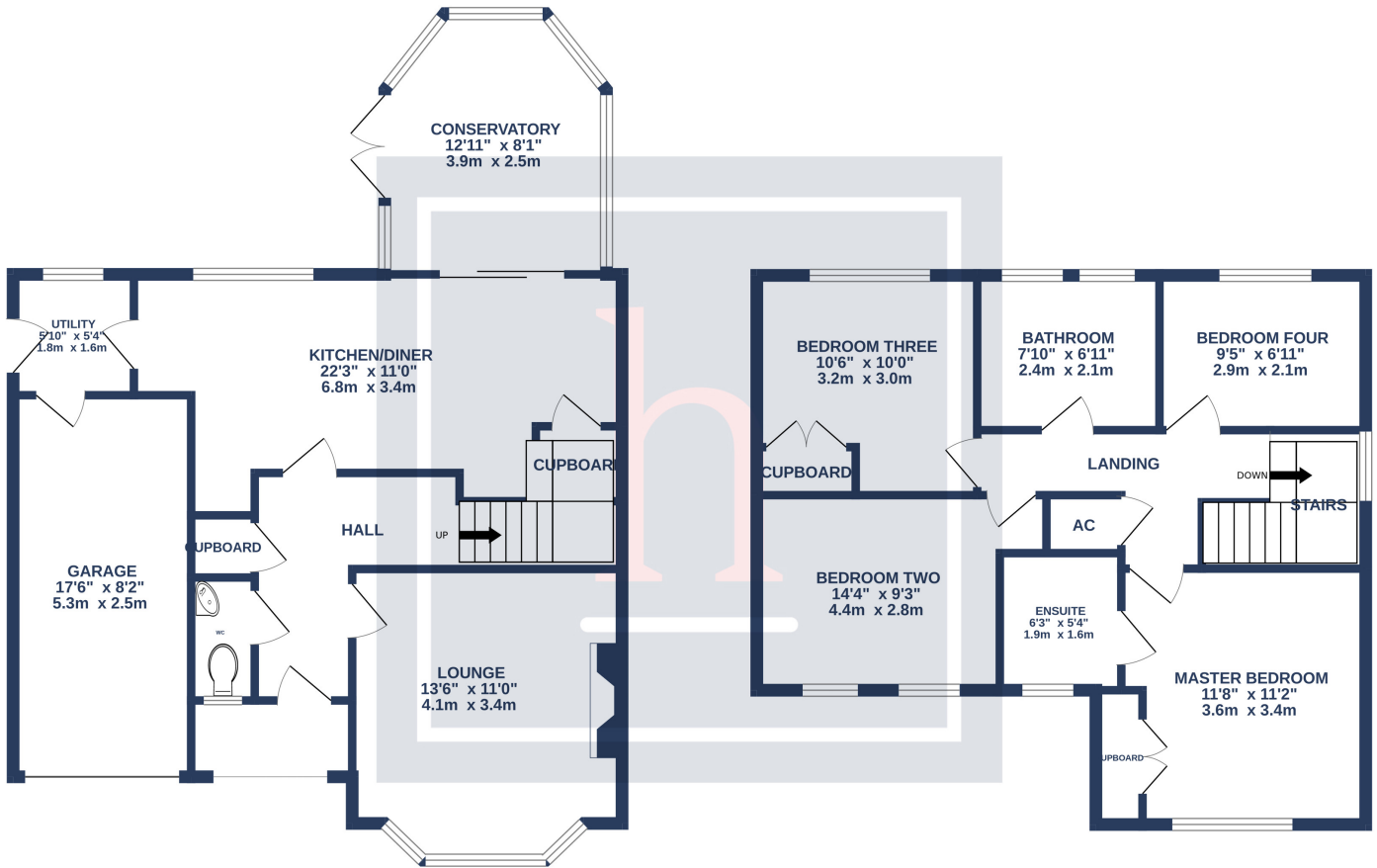
7' 10" x 6' 11" (2.39m x 2.11m)





GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq.ft. (132.9 sq.m.) approx.

Whilst 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, 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.  
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