



£350,000 + Fixtures & Fittings
11 Rose Mount
Wirral | Oxton Village | CH43 5SG

PROPERTY
CENTRE

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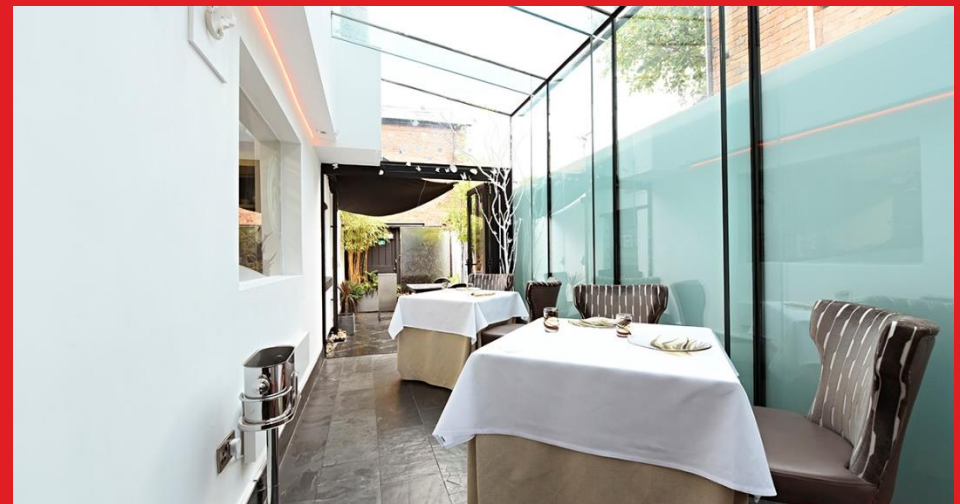
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DESCRIPTION

Nestled in the leafy suburb of Oxtou Village, is this exceptional Freehold semi-commercial property.

Location:



SUMMARY

Recently trading on the ground floor as an Award Winning Fine Dining Restaurant with bespoke fittings - certainly one of the best examples in the whole of the North West.

To the upper floors, the living accommodation is of exceptional standard.

This location brings an abundance of footfall all through the day and not forgetting the busy nighttime, as it is well known for its restaurants and bars.

A truly unique opportunity to purchase one of the best example of it's type.

The property is in an immaculate condition and specification throughout, featuring central heating, double glazing and a separate 3 bedroom maisonette above.

COMPRISING: Restaurant Entrance

Glazed frontage to enclosed lobby space.

Dining Area: 16' x 18' Square opening to:-

Rear Dining Space: 15'1 x 12'9 lantern ceiling with inset mood lighting.

Bar Area: 12'9" x 12'1": full granite marble serving bar, washing unit, built in wine and glass cabinet.

Sun Room: 10'7 x 8'1" under floor heating with slate tiling.

Kitchen - What more would you expect? - the best quality kitchen fittings which have been made bespoke to order

Utility Room: 10'2 x 6'1 leading to rear store.

Beautiful Ladies & Gentleman Cloakroom

Rear Courtyard: with slate slabs and water feature.



Flat Entrance:- via glazed door and intercom system.

Stairs to Landing Lounge: 20'3 x 12'9" with central heating radiator.

Dining Room: 12'9 x 12'5 central heating radiator, and double glazed window. Bathroom: w.c., tiled floor, ornate wall and floor tiles, towel rail, 'p' shape bath with mixer power shower.

Kitchen: 10'6" x 11'3" full range of quality fitted wall and base units, high quality inset sink unit with mixer tap, washing machine plumbing, built in AEG oven with Zanussi hob, rolled edge worktops, Karndean flooring, and rear access to raised decking area.

Stairs to Landing: central heating radiator and Velux window.

Bedroom 1: 12'8 x 11'5" with central heating radiator, fitted shelving and Velux window

Bedroom 2: 12'5" x 11'0" with central heating radiator, and Velux window.

Bedroom 3: 9'1" x 7'7" with central heating radiator, and Velux window

