



Total area: approx. 352.7 sq. metres (3795.9 sq. feet)  
For illustration purposes only - not to scale

## Silverdale Road, Oxton, CH43 2JS

£750,000

7 Bedroom 3 Reception 3 Bathroom E

\*\*\*Victorian Semi Detached - Seven Bedrooms - Generous Plot - Versatile Living - No Chain\*\*\*

It is with great pleasure that Hewitt Adams have the opportunity to showcase this stunning Victorian, seven bedroom semi detached property on Silverdale Road in Oxton.

The property sits in a highly desirable family residential location with Oxton Village only a short stroll away with its array of bars and restaurants set within an idyllic setting. Also, local schooling is within a short radius with the prestigious Birkenhead School only 0.5 miles from the property.

Brimming with an abundance of character features including the traditional high ceilings with intricate coving work, ceiling roses, wooden floors and the architects trademark clawfoot detail on the banister.

Set over four floors and two mezzanines, this substantial family home comes with seven double bedrooms and three reception rooms, offering a new owner versatile living space. The current owners use two of the bedrooms as a dressing room and office/games room.

In brief the property affords: porch into hall, lounge, sitting room, dining room and kitchen. To the basement, a gym and sauna. The first floor offers three bedrooms, the main with an en suite, a family

**Front Entrance**

Into:

**Porch**

Wooden floor, coved ceiling, door to:

**Hall**

Wooden floor, coved ceiling and archway, radiator, stairs to first floor, power point

**Lounge**

13'3" x 20'2" (4.06 x 6.16)

Open fireplace, wooden floor, ceiling rose and coved ceiling, sash window, radiator, power point

**Sitting Room**

13'5" x 17'10" (4.10 x 5.45)

Open fireplace, wooden floor, sash bay window, coved ceiling, ceiling rose, radiator, power point

**Dining Room**

12'5" x 14'10" (3.79 x 4.53)

Wooden floor, coved ceiling, ceiling rose, radiator, double glazed window and French door to rear

**Kitchen**

11'9" x 24'7" (3.60 x 7.51)

Shaker style kitchen with wall and base units and wooden counter top, inset sink, double glazed windows, Rangemaster oven with induction hob, space for fridge freezer and dishwasher, radiator, opens to:

**Utility**

6'3" x 8'5" (1.93 x 2.58)

Double glazed window, counter top, space and plumbing for washing machine and dryer

**W.C.**

12'5" x 5'5" (3.80 x 1.66)

W.C., wash hand basin, radiator, sash window, wooden floor

**Mezzanine**

**Bedroom Four**

13'4" x 14'4" (4.07 x 4.38)

Sash window, radiator, fire place, wooden floor, power point, wash hand basin

**First Floor**

**Bedroom One**

13'5" x 14'9" (4.11 x 4.50)

Fire place, sash window, wooden floor, coved ceiling and ceiling rose, radiator, power point, door to:

**En Suite**

5'2" x 10'5" (1.59 x 3.18)

Comprising walk in shower, wash hand basin vanity, W.C, towel rail, sash window

**Bedroom Two**

13'4" x 20'2" (4.07 x 6.16)

Wooden floor, coved ceiling and ceiling rose, sash window, radiator, power point

Currently being used as a games room/office

**Bedroom Five**

12'5" x 11'3" (3.80 x 3.43)

Wooden floor, ceiling rose, radiator, power point, sash window

Currently being used as a dressing room

**Bathroom**

9'8" x 4'11" (2.95 x 1.51)

Walk in shower, bath with integral wall tv, wash hand basin, towel rail, sash window

**W.C.**

5'8" x 2'9" (1.74 x 0.84)

W.C.

**Mezzanine**

**Bedroom Three**

13'5" x 14'3" (4.09 x 4.35)

Wooden floor, coved ceiling and ceiling rose, wash hand basin, double glazed sash window, radiator, power point

**Second Floor**

**Bedroom Six**

13'3" x 13'4" (4.04 x 4.07)

Fireplace, radiator, power point, Velux window, eaves storage

**Bedroom Seven**

13'0" x 14'9" (3.97 x 4.51)

Radiator, sash window, power point

**Bathroom**

12'9" x 14'9" (3.90 x 4.50)

Free standing bath, wash hand basin, W.C, wooden floor, power point, Velux window

**Basement**

**Gym**

12'8" x 12'3" (3.87 x 3.74)

Double glazed window, power point

**Sauna**

11'1" x 4'6" (3.39 x 1.38)

**Externally**

Front - Off road parking on a gravel driveway, lawned areas with established borders

Rear - South facing garden laid to lawn and patio with mature trees and established borders

