



Holly House, Pine Walks Ridge, BIRKENHEAD, CH42 8PB

welcome to

Holly House, Pine Walks Ridge, BIRKENHEAD

Just like a fairytale "We shall see the crumbs of bread, and they will show us the way home" Follow the path to the home of your dreams - Distinctive, elegant and unique, this seven-bedroom home is well planned and oozing class. Charming and sophisticated in every way! View Today!!



Property Description

CHARMING AND BRIMMING WITH CHARACTER AND SOPHISTICATION!

Situated on the picturesque development of Pine Walks Ridge, the charm and appeal of this home is evident right from the start and flows throughout.

Welcome to Holly House. Internally: You are greeted with a most welcoming hallway, then the accommodation comprises a main living room which is spacious enough for a dining area, two reception rooms and a study, a fitted open plan kitchen, utility room and conservatory. Completing this floor is a downstairs cloak room.

On the first floor there are six bedrooms - the main being extremely spacious, and a family bathroom, with two en-suites, and a walk-in wardrobe. Externally there is a beautiful front garden, ample parking, double garage with an Annex, the Annex houses a fitted kitchen and shower room. These grounds provide great space and have a country feel. The property is in the heart of Prenton, close to all amenities and transport links. Viewing is highly advised.

Entrance Hall

With stairs and all ground floor rooms.

Study

10' 9" x 6' 4" (3.28m x 1.93m)

With double glazed window and radiator.

Lounge/family Room

20' 7" x 14' 8" (6.27m x 4.47m)

With double glazed window and door and original grade oak block parquet flooring.

Living Room

15' 6" x 13' 5" (4.72m x 4.09m)

With double glazing and radiator.

Reception Room 3

18' 9" x 16' 5" (5.71m x 5.00m)

With original fireplace and log burner, Parquet flooring, double glazing and radiator.

Kitchen

28' 1" x 14' 7" (8.56m x 4.45m)

Fitted kitchen with wall and base units plus island, integrated fridge freezer and dishwasher, wash hand basin plus double-glazed windows, radiator and door off to utility room.

Utility Room

9' 3" x 6' 5" (2.82m x 1.96m)

With units, wash hand basin, plumbing for washer/dryer, storage cupboard and double-glazed windows.

Conservatory

14' 6" x 14' 3" (4.42m x 4.34m)

With double glazed window and doors plus radiator.

Bedroom One

15' 5" x 14' 7" (4.70m x 4.45m)

With double glazed windows, doors to balcony and carpeted.

En Suite

With four-piece suite, vanity, double glazed windows and tiled.

Walk In Wardrobe

8' 3" x 4' 7" (2.51m x 1.40m)

Bedroom Two

15' 6" x 11' 3" (4.72m x 3.43m)

With double glazed windows overlooking garden plus radiator and carpeted. Also, with en-suite bathroom featuring a shower, vanity cupboard, double glazed window and radiator.

Bedroom Three

8' 6" x 4' 6" (2.59m x 1.37m)

With double glazed window to front aspect, wood ceiling, radiator and carpeted.

Bedroom Four

15' 7" x 13' 7" Into recess (4.75m x 4.14m Into recess)

With double glazed windows, radiator and carpeted.

Bathroom

Four-piece suite, double glazed window, tiled and radiator.

Bedroom Five

14' 2" x 12' 6" (4.32m x 3.81m)

With three double glazed windows, radiator and carpeted.

Bedroom Six

14' 8" x 13' 1" (4.47m x 3.99m)

With double glazed window, radiator and carpeted.

Annex

20' 8" x 17' 4" (6.30m x 5.28m)

Annex above garage/ studio flat with kitchenette, en-suite shower, double glazing and radiator.

Rear Garden

Secluded area with storage and garage access with patio and lower-level terrace, mature foliage and shrubbery.



view this property online jonesandchapman.co.uk/Property/PTN114709



welcome to

Holly House Pine Walks Ridge, BIRKENHEAD

- Detached Seven Bed Hidden Gem
- Generous Private Corner Plot
- Council Tax Band: G
- Open Plan Kitchen Diner Leading to Conservatory
- Self-Contained Studio Apartment Above Garage

Tenure: Freehold EPC Rating: C

offers in the region of

£850,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PIN114/09



Property Ref:
PTN114709 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


jones & chapman



0151 608 2287



Prenton@jonesandchapman.co.uk



349 Woodchurch Road, Prenton, PRENTON,
Merseyside, CH42 8PE



jonesandchapman.co.uk