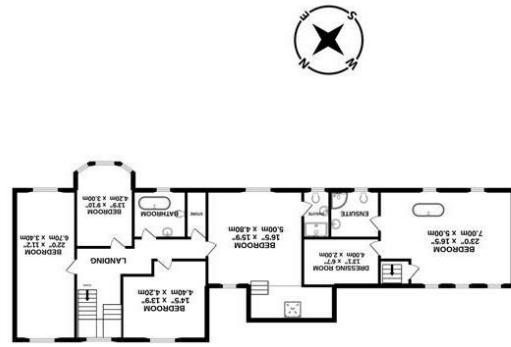
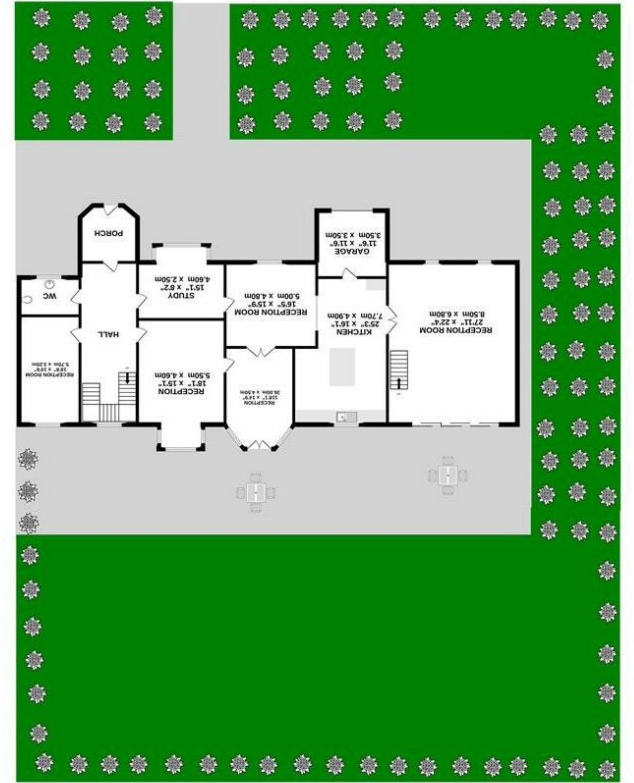


TOTAL FLOOR AREA: 3843 sq ft (357.0 sq m) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 ©2022



Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Mere Farm Road, Noctorum CH43 9TX

Guide Price



£895,000

0151 608 8586
 prenton@b-a-o.com

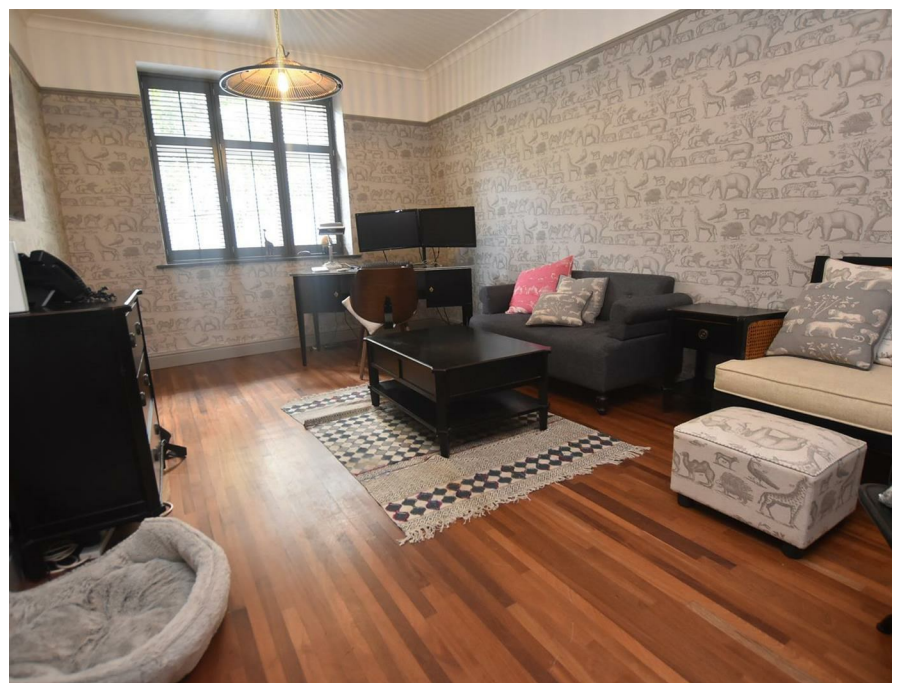
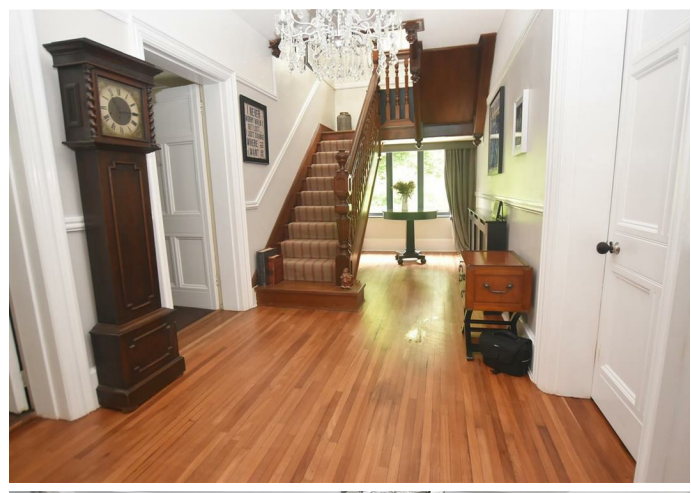
377 Woodchurch Road, Prenton, Wirral,
 www.b-a-o.com

Mere Farm Road sits tucked away on the south west boundary of Oxton, adjacent to the 'leafy' lanes of Noctorum where lies in close proximity predominantly the upper quartile of residential homes within the Noctorum postcode. Mere Farm Road is certainly a quiet residential road leading to, well, very little in truth; a short cul de sac at the very top end and the road then runs into the first section of Noctorum Lane (a lane in its true sense) returning back to Budworth Road. Plenty of greenery, trees, shrubs surround Mere Farm Road giving that slightly semi rural sense. However you'll also appreciate the proximity to the usual: not least a ten minute walk with the children to Birkenhead School or to the bus stop along Bidston Road for further afield. For work, there's a five to ten minute drive to the tunnel for Liverpool or five minutes in the car to free parking at either of two Merseyrail stations for the same destination.

So turn in off this seldom used stretch of Mere Farm Road into Mere Cottage where a wide expansive block paved parking bay offers space for four of five cars comfortably. You'll soon appreciate how well protected the house is from the road from all this 'green' screening and for that the fact there is ever so slight an elevation up from the road.

The rest, well is clearly self explanatory. Immerse yourself in a leisurely walk through of all the accommodation on offer; it may take a couple of 'laps' to take in; to appreciate the finish, the style, the space - of course; not unique or original but very much hard to match for its 'of its time' finesse....

We just ask that when you do make your viewing



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute and part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property. We have not tested any services nor appliances and cannot give any assurances or warranties as to their condition or reliability. All measurements are approximate having been taken with an electronic measuring device.



that you are in a position to buy or you believe you will be soon, given your property is on the market.

