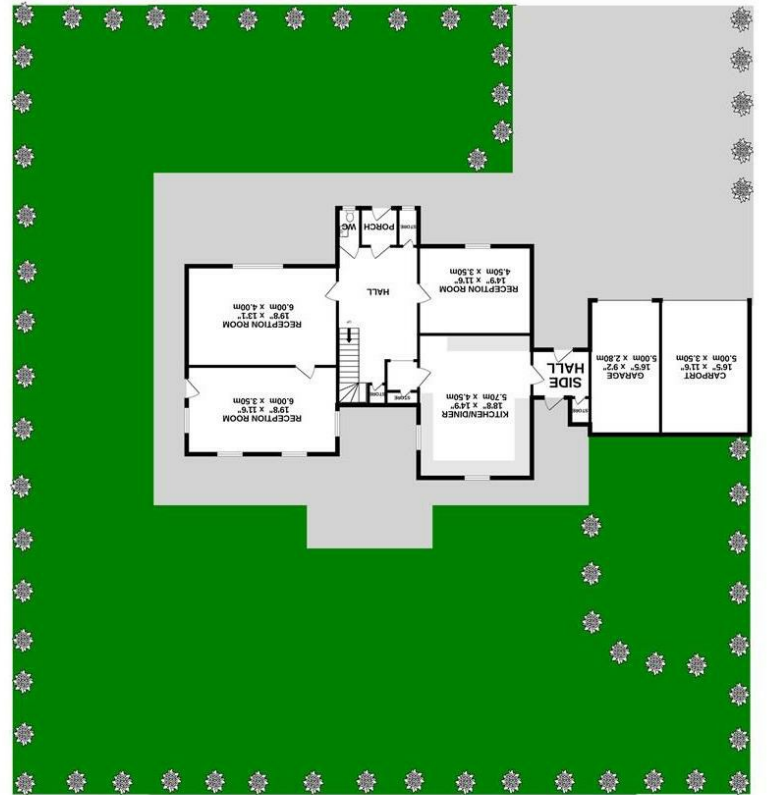




While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Lever Causeway, Wirral CH63 6HT



Guide Price
£659,000

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Reluctant as our clients are to move, move they will. Indeed there will be no onward property chain involved so you can rest assured there will be no related delays in the conveyance of Lansdown.

And of course, one can understand that initial reticence from our client in this particular case, given both the length of time they have lived at Lansdown and for all the reasons they have done so...naturally for the specific position of the property surrounded by fields (often with more than the odd horse in the field behind) as well as for the location of the house. A 'rare to find' location indeed, we say; so countrified, so close to amenities with transport and schooling particularly in mind. (Wirral Grammar around about a ten minutes in the car and with Birkenhead School maybe just an extra five).

For specific location purposes Sat Nav: CH63 6HT and look out for our for sale board. You'll note that within our slideshow of photographs we have highlighted Lansdown's location amidst the countryside together with its position along Lever Causeway.



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.



Whilst we have outlined the merits and opportunities of adding further accommodation, of course the house as is offers more than adequate, well proportioned family space. You can make your comparisons from our floor plan below. Double fronted Lansdown offers a welcoming entrance hall off which are reception rooms either side. The family kitchen breakfast room and sun lounge are to the rear of the house enjoying the very best of the ground floor views. (Our garden photographs were purposefully taken mid May to show off just some of the delicious colours that enhance the gardens and borders).

Up at first floor and the views are even more spectacular; far and wide reaching to the tree tops of Storeton Woods and to the fields in the middle ground in one direction and to the rolling fields to the south. All three bedrooms are what we would describe as excellent 'double' bedroom sized with the 'master' bedroom worthy of a particular mention. A handsome room with an extra side window, a significantly spacious bedroom and with the benefit of a bank of wall to wall 'robes together with en suite facilities. These bedroom views are quite spectacular.

In summary then, this home is first and foremost a well loved and appreciated family home; Lansdown happens to be set within a rather ideal spot, surrounded by beautiful greenbelt countryside and yet manages to be located so very easily located close to all those daily amenities you may have missed moving to a more a rural location. Please take this then as an invitation to view by calling Robert O'Neill on (0151) 608 8586 or email Rob@b-a-o.com

