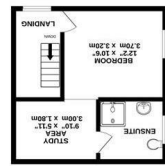


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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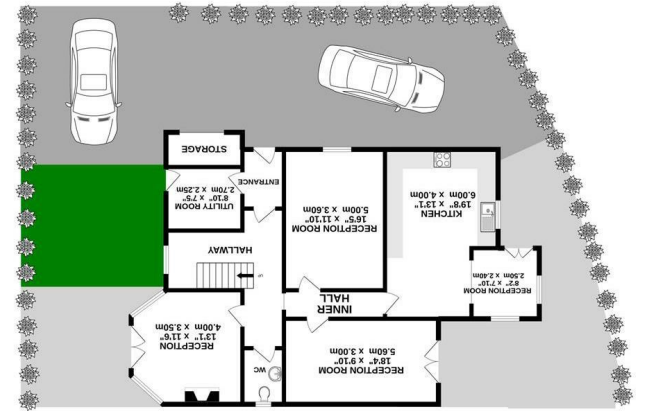
TOTAL FLOOR AREA : 2151 sq. ft. (199.8 sq.m.) approx.



2ND FLOOR
2151 sq. ft. (199.8 sq.m.) approx.



1ST FLOOR
2151 sq. ft. (199.8 sq.m.) approx.



GROUND FLOOR
2151 sq. ft. (199.8 sq.m.) approx.

Brennan Ayre O'Neill



Park Road West, Claughton CH43 1UR

Guide Price



£475,000

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

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

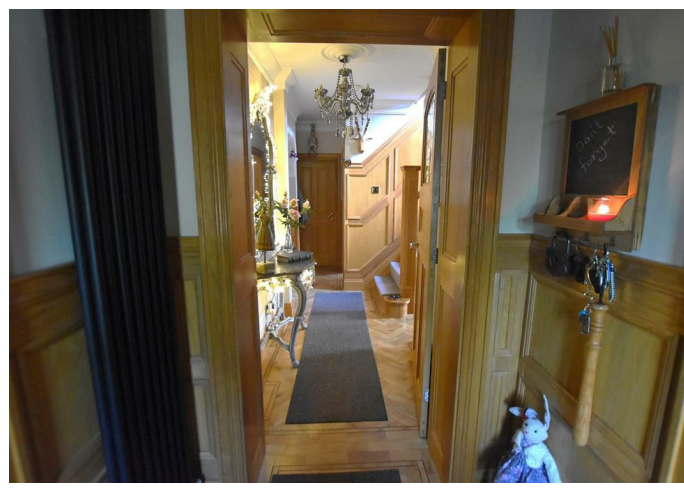
Whether kitchen and bathrooms are top of your shopping list agenda or just ensuring there are enough reception rooms to spread the family out in, together with the other preference of a central family hub for you all to congregate once in a while - then we might suggest this home could be just 'up your street'?...but be quick.

A blend of solid oak, white oak veneer, Karndean flooring; a generous down lighting system; contemporary fittings elsewhere - take a look at the fire in the main sitting room; the plantation blinds throughout; the standard of bathroom ware; especially within the over generous and rather luxury family bathroom...and, well you begin to get the picture?

Look out for the enviably sized utility room too, never mind this 'hub', a Panarama kitchen with acres of granite (special focal feature within the cooker splash back) twin oven, induction hob and the list goes on...and last but no means least; the bespoke wardrobes almost everywhere- and because of that our favourite room is the bedroom with the walk in dressing room with banks of wardrobes. All very enviable indeed.

Now will you view? You ought to.

And consider this, the only main question when you move in is in which reception room you keep for Sunday Best's maybe and which room you let the kids take over. And summer time? well, which private corner patio area you set up in for the day...Enjoy all this luxury once you ushered the kids out to St Anselm's College or any number of educational establishments nearby. Then you could be in the tunnel for work in 5. Sat Nav: CH43 IUR



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