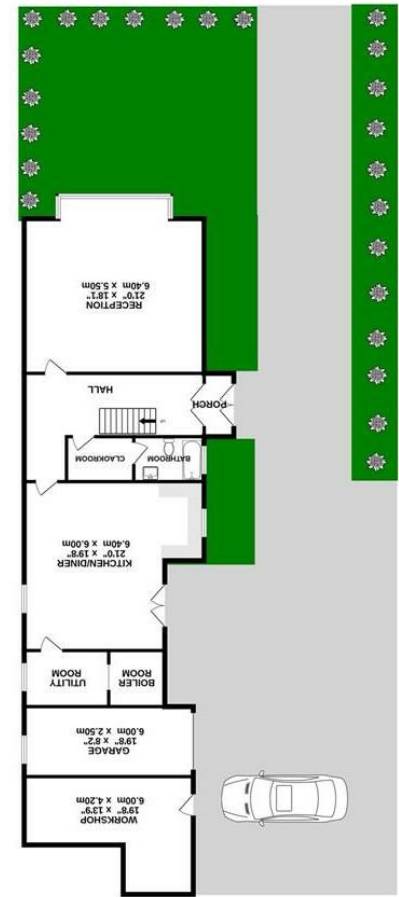
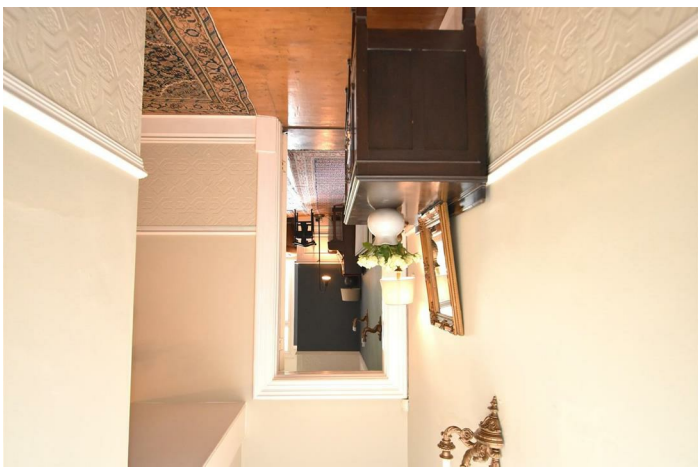




Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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 ©2023

TOTAL FLOOR AREA: 3475 sq ft. (322.8 sq m.) approx.



## Brennan Ayre O'Neill

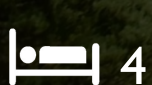
Estate Agents | Surveyors | Property Managers



Talbot Road, Oxton CH43 2HJ

Guide Price

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



£450,000

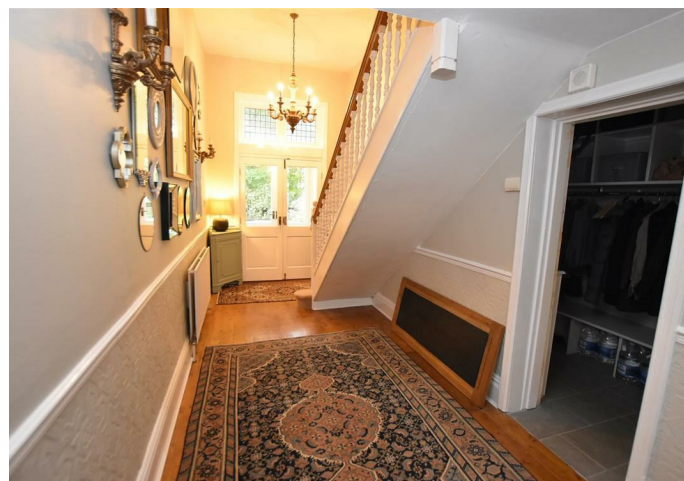
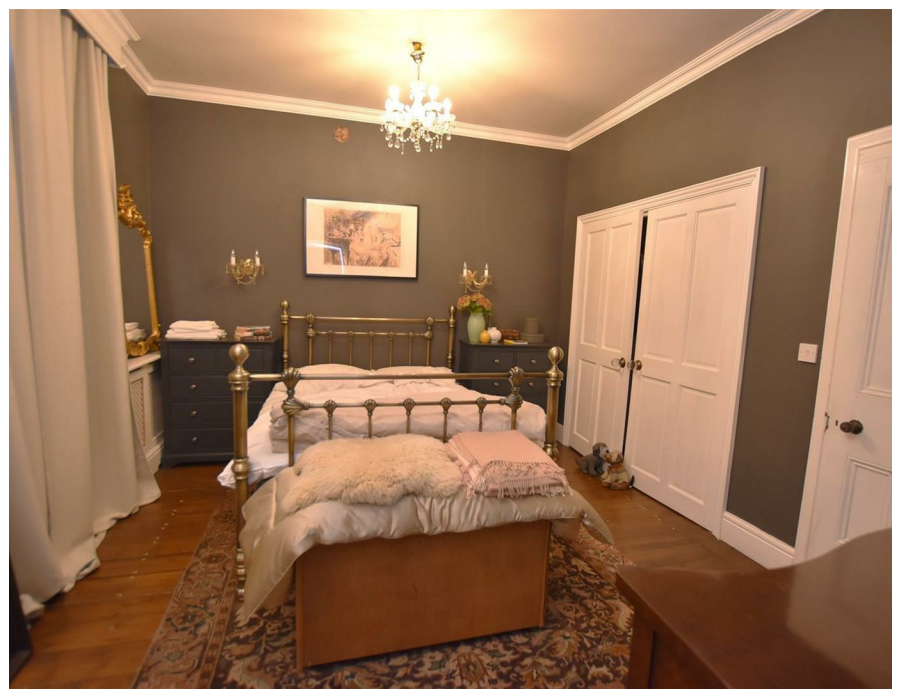
377 Woodchurch Road, Prenton, Wirral,  
www.b-a-o.com

Fair to say, this room, together with the second floor, require upgrading, albeit in different scales of application. The top or second floor, is where the opportunity to continue the gloriously and impeccably good taste of refurbishment especially lies. Here there are three interconnecting rooms; a reception room, a bedroom, a dressing room and en suite in the making.

We trust you can depict a fair amount of suitable aspects of decor of the original, for us not to need to list; rather for you to identify and have reconfirmed in their fullness with a 'live' viewing. Floor boards, architrave, cornice and more besides. . . .

Taking you outdoors and to the garden plot. Set well back and elevated from Talbot Road, thus noise pollution is minimised. Elevation, depth of plot and natural screening being the contributors. A drive leads up to a parking bay area for a number of vehicles. Gardens lie to the front, west facing. There is a single garage which is attached together with store room.

**Locator**  
Crabwall sits along Talbot Road, a continuation of which is Bidston Road. Oxton Village is a ten minute walk away and Birkenhead School around about fifteen. For work in the city by car, the tunnel is about ten minutes too. For directions Sat Nav: Ch43 2HJ



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.

