

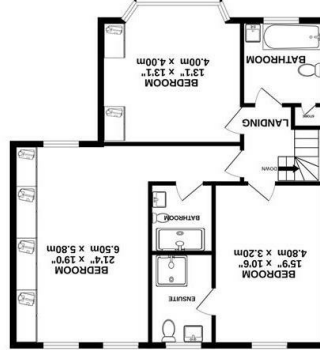


Made with Hexpix ©2023  
 All measurements are approximate and no responsibility is taken for any error.  
 The services, systems and appliances shown have not been tested and no guarantee  
 prospective purchaser. This plan is for illustrative purposes only and should be used as such by any  
 person or organisation. Measurements are given in meters and feet. Measurements are given to the  
 center of doors, windows, rooms and any other items and are approximate and no responsibility is taken for any error.

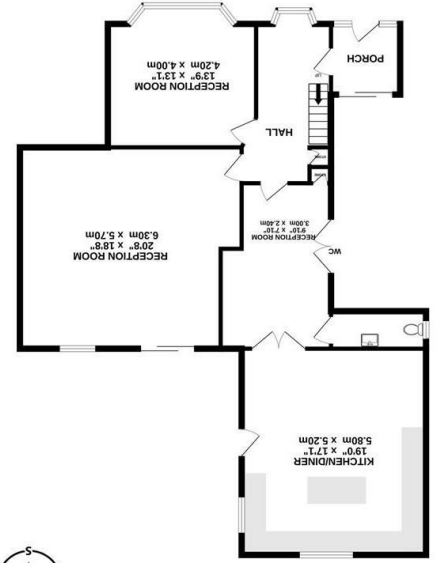
TOTAL FLOOR AREA: 2603 sq ft (241.9 sq m.) approx.



LOFT ROOM  
612 sq ft (56.8 sq m.) approx.



1ST FLOOR  
793 sq ft (73.2 sq m.) approx.



GROUND FLOOR  
1189 sq ft (111.3 sq m.) approx.



## Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

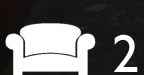
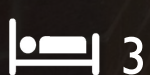


Bramwell Avenue, Prenton CH43 0RG

Guide Price

0151 608 8586

prenton@b-a-o.com



£425,000

377 Woodchurch Road, Prenton, Wirral,

www.b-a-o.com



No room is 'squeezed' or compromised for another. Each space is well proportioned and generous. First we have a substantial entrance porch, which offers pvc sliding door access to a private side yard area. A hall (with cloakroom suite) leads on to two impressive separate reception rooms, living room and formal dining room as well as to a morning room (again there is access to the side yard from here), which links directly to a significant family kitchen diner.

This rear facing room is very well presented and finished. A good lighting system enhances the overall impact of this generously appointed family kitchen. There is access directly to the patio and garden from here.

Up at first floor are three hugely impressive double bedrooms, the master suite of which is located to the rear (views to the south facing garden) and having a bank of fitted wardrobes, together with en suite facilities. The second bedroom, again rear facing, also has an en suite shower room. The front bedroom comes with a range of built in wardrobes. adjacent to which is the main bathroom.

Access to the loft is via a fold away ladder. The loft space is all well boarded and the height, breadth and width, make this an excellent conversion opportunity for further living accommodation. The gas central heating boiler is wall mounted and located here. You will also notice paraphernalia for the south facing solar roof panels here. This system makes a healthy contribution to electricity costs.



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.



**Outdoors**

You can see how the off road blocked paved parking bay offers parking for two cars, you can also see how well protected and screened the frontage is. To the rear is a nicely proportionate garden and patio; South facing and private making for a particularly pleasant outdoor family garden space.

**Locator**

Bramwell Avenue has always been considered a very popular residential area, being part of the favoured and established district within the Prenton postcode. It is certainly a relatively peaceful road, very handy for schools, for bus services, for motorway access etc.

For your directions please Sat Nav: CH43 0RG

