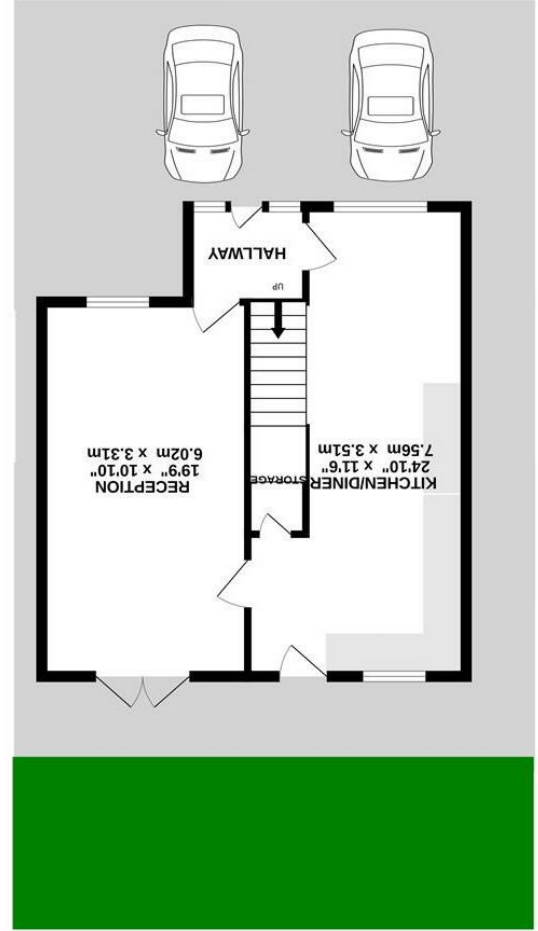
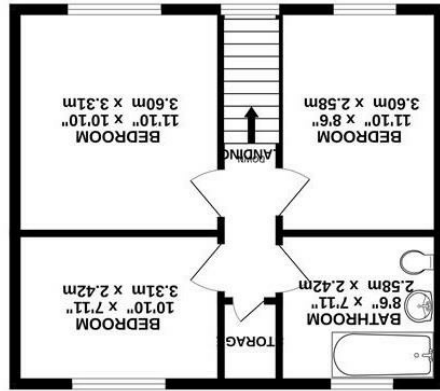




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error of detail, omissions and any other areas the prospective purchaser should verify for any error. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Intrepidx (2024)

TOTAL FLOOR AREA : 958 sq. ft. (89.0 sq.m.) approx.



516 sq. ft. (47.9 sq.m.) approx.

## Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

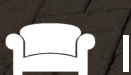
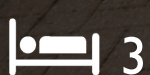


Well Cottages, Oxton CH43 5TF

Guide Price

0151 608 8586

prenton@b-a-o.com



£335,000

377 Woodchurch Road, Prenton, Wirral,

www.b-a-o.com

This is a charming 'modern' three bedroomed, semi detached house. You'll see from our floor plan how in principle the accommodation at ground floor comprises two 'through' rooms: This has the most inviting of kitchens with dining quarters separate from a very comfortable front to rear of house living room. Up at first floor are the three bedrooms and smart combined bathroom.

Please note a new gas central heating boiler was installed just before Christmas '23 (An Ideal combination boiler with Hive). The house has also pvc double glazing.

For storage there are wardrobes to both of the larger double bedrooms and there is a deep under the stair store cupboard, offering potential cloakroom facilities for the future, perhaps? The property is on a water meter.

Outdoors and you'll also note how Well Cottages is located so very central to the village, with shops just a few minutes' walk away. Please also appreciate how secluded and considerably private the house is, as well as having the benefit of this good block paved hard standing, together with a pleasant part decked and part lawned rear garden area, with a corner ornamental pond. South west to west facing, this garden area will enjoy the afternoon sun.

**Locator**

Stroll down Well Cottages turning either way and you'll find the very centre of the village with its shops, post office, bars etc a few minutes away. For directions sat nav: CH43 5TF



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.

