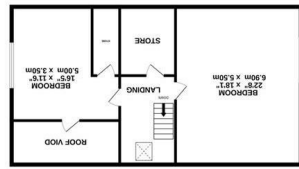
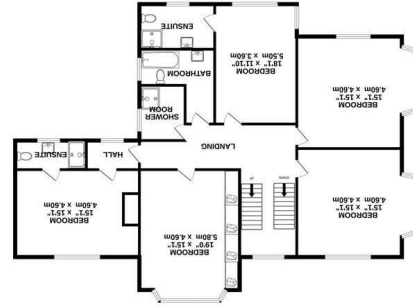


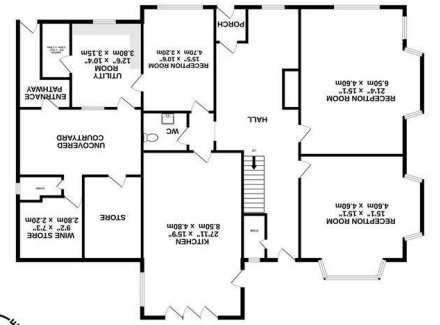
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.
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2ND FLOOR
 944 sq ft (87.7 sq m) approx.



1ST FLOOR
 1728 sq ft (160.5 sq m) approx.



GROUND FLOOR
 2170 sq ft (201.6 sq m) approx.



Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Reservoir Road North, Prenton CH42 8LU

Guide Price



£875,000

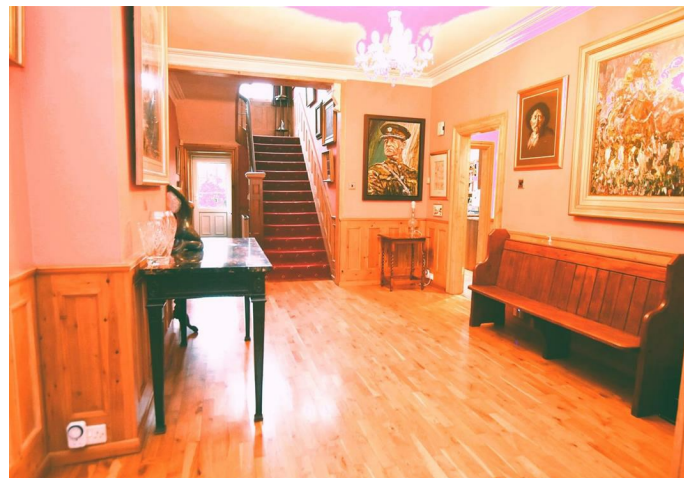
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 prenton@b-a-o.com

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 www.b-a-o.com

In straight forward terms, the accommodation comprises four reception rooms, including an extra large family kitchen breakfast room. At ground floor there is also a shower room and a utility room which has access to a rear courtyard and a couple of very useful outhouses. At first floor level there are five bedrooms (two en-suites), a family bathroom and separate shower room with two further bedrooms and store facilities at second floor level.



In more specific terms in as much as identifying certain features, we return to ground floor level where there is, as you can see, a tremendously vast, yet hugely welcoming entrance hall. The two principle reception rooms both have Inglenook fireplaces; the rear living room also with a bay window maximising views onto a magnificent and truly proportionate garden plot. The kitchen is a significant room too, by size, length and finish. Overall, a very impressive family entertaining 'hub'.



There is a fourth, front facing reception room across the hall, which together with what is a very sizeable utility room (together with walk-in pantry and access to this enclosed courtyard with store rooms) could be made into a suitably sized form of independent living accommodation for two perhaps.



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.



A charming staircase and substantial landing area leads us to the bedroom accommodation. Five double bedrooms, many with wash hand basins, two with en suite facilities and with the remaining bedrooms serviced by both a bathroom and separate shower room. Up again and to a half landing, where there is a useful storage arrangement and then on to the top floor landing, off which are two further double bedrooms. In between these is a second store room, possibly offering potential study/bathroom facilities to this very spacious top floor.

There are, of course, many character features to this home which we would like you to appreciate and discover on your viewing. Not least of course being the magnificent staircase and reception hallway.

Outside too comes with its very own features. Note the dual entrance points to the house, together with the garage and generous amount of on drive parking available. The garden plot is large (as we say, proportionate to what is a significantly substantial house); both private and south facing. Beautifully presented, this tremendous outdoor garden comes with a vast patio area including a hot tub and garden office/studio.

Please consider this an invitation to come and view all that this extraordinary home has to offer. We simply ask that you are in a position to buy when you make your appointment.

Locator

Reservoir Road lies between Waterpark Road and Prenton Lane. It is a hugely desirable location not least for its general relative peacefulness as for the house type offered along the road and for the proximity to all usual amenities; especially with commuting to Liverpool or Chester is concerned.

For your directions please Sat Nav: CH42 8LU

