

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC



Council Tax

Stanley Avenue, Higher Bebington

Guide Price  
£875,000

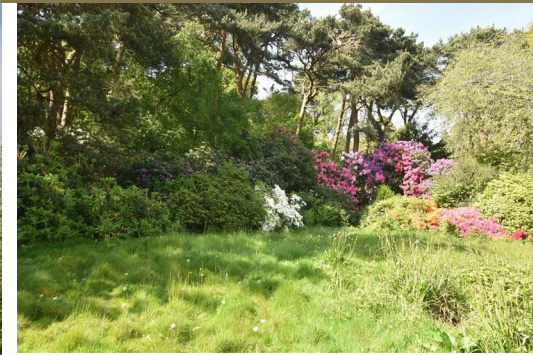
This handsome traditional home, located within the Mountwood Conservation Area, stands in approximately 0.8 of acre of both lawned and wooded garden, the latter stretching up to the wooded gardens of Mountwood. The history of this 'double' sized plot is that our client's family bought the extra land from Lever Brothers in the 1950's to give them some distance from their neighbours, south west side. It follows then that, subject to planning approval of course, there is ample meterage for a building plot for a suitably sized new home, whilst still allowing for the existing home to have a private, and also part lawned and part wooded rear facing garden to enjoy. You will notice at kerb level the drop down for what was to be the driveway for the originally intended building plot...

The property is indeed handsome and very nicely proportioned, offering two reception rooms each with a wood burning stove, a kitchen, utility, cloakroom and study at ground floor level and with four bedrooms and two bathrooms at first floor.

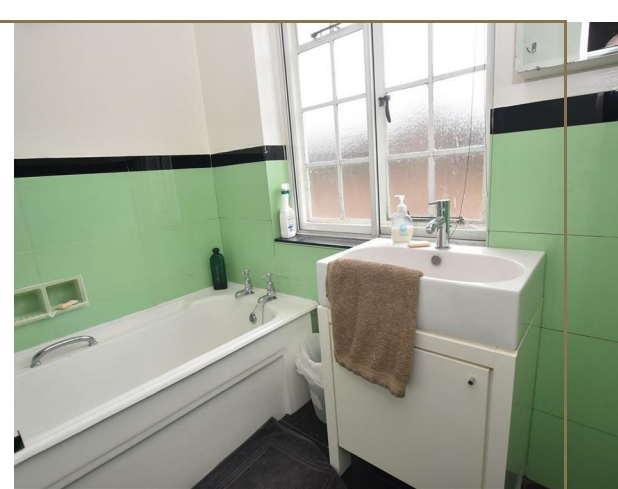
#### Locator

Stanley Avenue is a highly sought after location close to green belt countryside. The road itself is a non through road comprising a number of fine detached residences. Stanley Avenue also is located more or less equidistant to Birkenhead School and the Wirral Grammar Schools. Access to the tunnel for the city is ten to fifteen minutes away by car.

For directions Sat Nav: CH63 5QF

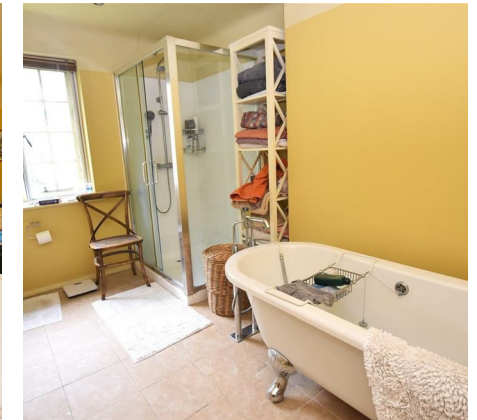
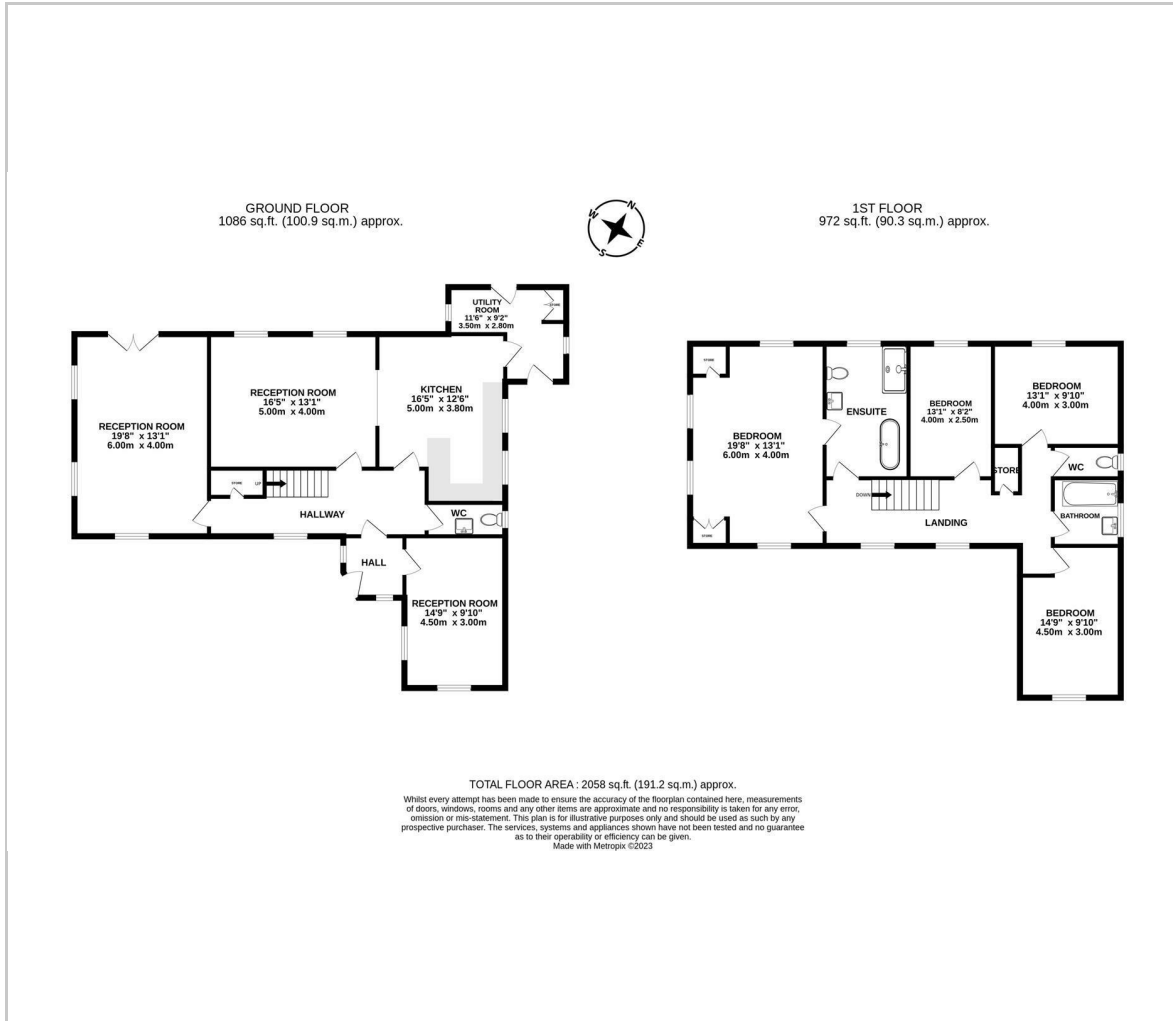








## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of 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 the property.

**Brennan Ayre O'Neill**

Estate Agents | Surveyors | Property Managers

377 Woodchurch Road, Prenton, Wirral,

Tel: 0151 608 8586

Email: prenton@b-a-o.com

www.b-a-o.com



16546252