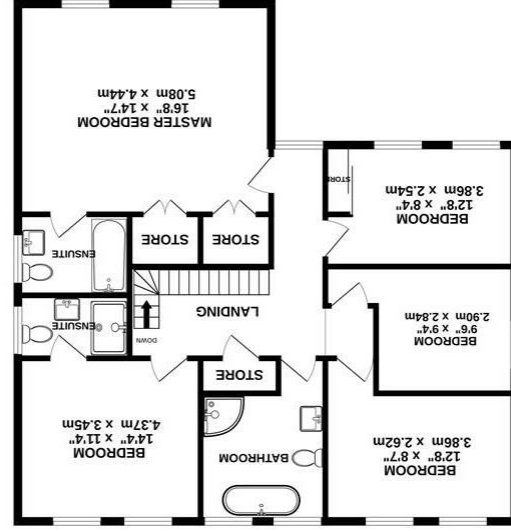
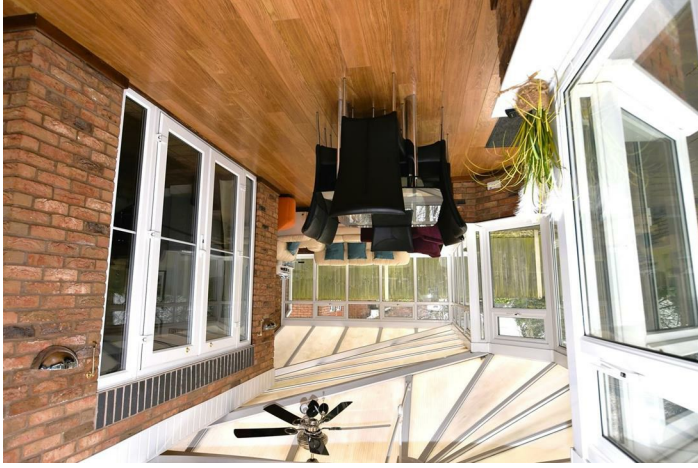
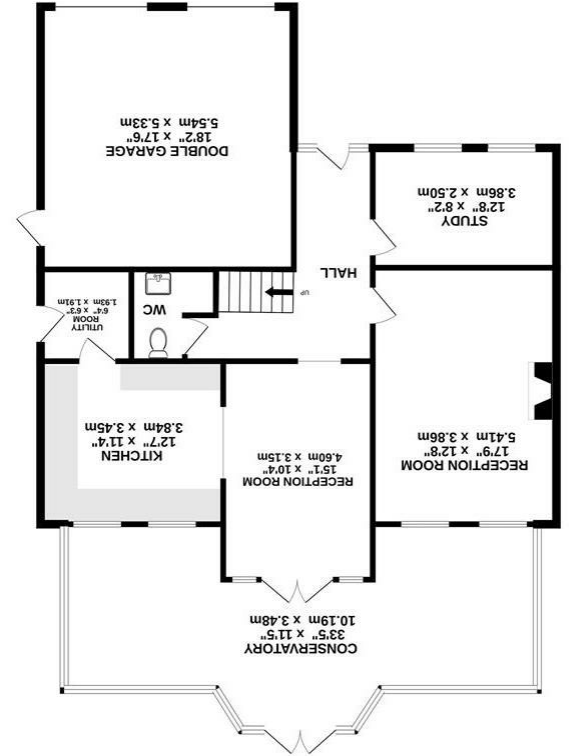




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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 ©2024



1ST FLOOR
 1064 sq. ft. (98.8 sq. m.) approx.



GROUND FLOOR
 1492 sq. ft. (138.6 sq. m.) approx.



Brennan Ayre O'Neill



The Uplands, Prenton CH43 9TE

Guide Price



£565,000

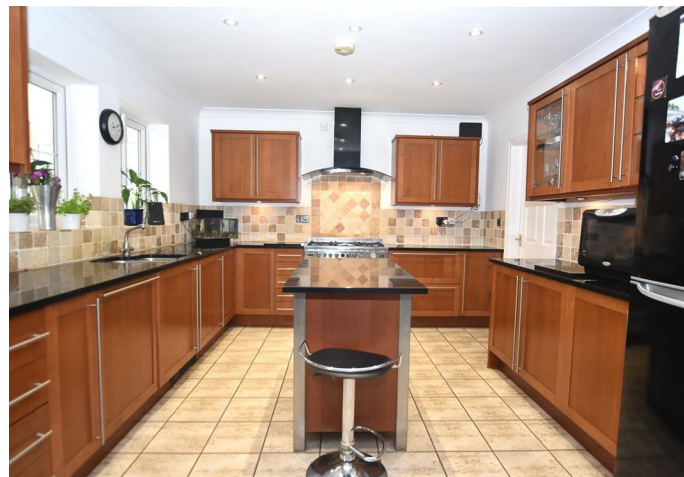
0151 608 8586
 prenton@b-a-o.com

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

Given both the nature and overall size and design of the living accommodation on offer here, this aspect itself is worthy of comment. For it seems to us each room, each and every area of space, whether it be landing, or entrance hall or even bathroom are clearly generous in meterage. The hallway long, wide and inviting with cloakroom facilities tucked neatly away from the entrance. The landing, a good 'L' shaped size, has a front facing window with room for a piece of furniture, whilst the family bathroom is very large indeed.

But so too are the main living quarters... We particularly liked the versatile dining/living area which is open plan to the kitchen, allowing for that conviviality of family and guest together with chef. However there are three more rooms to retreat to; the living room, the considerably spacious study and of course the extra large conservatory. The latter especially during spring and summer months very much feels more simply an extension of the open plan living and kitchen space - versatile, of course, for dining, relaxing and room still for indoor pool or table tennis fixtures too - space together that flows very easily indeed.

We have mentioned the cloakroom facilities; these are separate from a utility room which is also neatly placed to the far end of the kitchen. A kitchen that offers a central island for more intimate family time or for a wider preparation space for those big occasions.



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.



Up at first floor and from this aptly spacious landing area are five bedrooms, four of which are good 'double' sized rooms. The master bedroom being of special note given its size, its bank of built in 'robes and full en suite facilities. The smaller fifth bedroom has also previously been used as a double and currently is very well suited as an alternative study. Finally, in addition to the larger than expected family bathroom and the bath en suite to the 'master' bedroom, there is a second en suite shower room. The aspect from the rear facing bedrooms is one that is not overlooked and quite far reaching.

Outdoors

Note the block paved drive for three or four cars side by side and in front of the twin doored double garage. To the side of the house is a lawned area which opens around to the extensive patio, which like the conservatory, extends the full width of the house. Below is the lower, second garden area to which we referred earlier.

Locator

It's a six or seven minute cycle to school (10 to 15min on foot) with an extra few minutes to the girls school. Oxton Village is five by car and the tunnel around about ten minutes for work in the city.

For directions please Sat Nav: CH43 9TE

