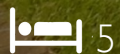


Brennan Ayre O'Neill

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Freehold



EPC

Council Tax



The Uplands, Prenton

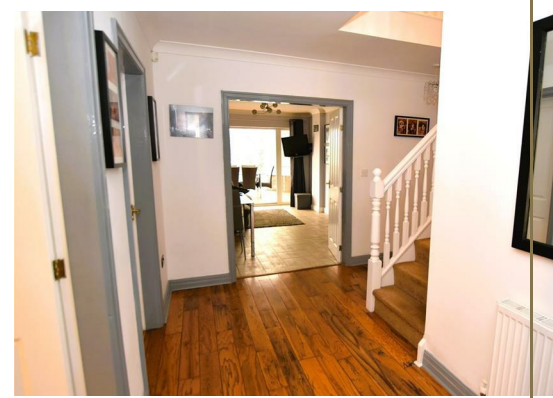
Guide Price  
£545,000

Just shy of a very impressive 2,500 square feet of accommodation, including double garage. This is a substantial detached home, standing within a small close of similarly proportioned properties. It may also be of interest to note that the outdoor space here, is proportionate to such a large family house as this, and comprises a combination of particularly private and extensive patio areas and both side and rear gardens, neither of which are overlooked...

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.





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.

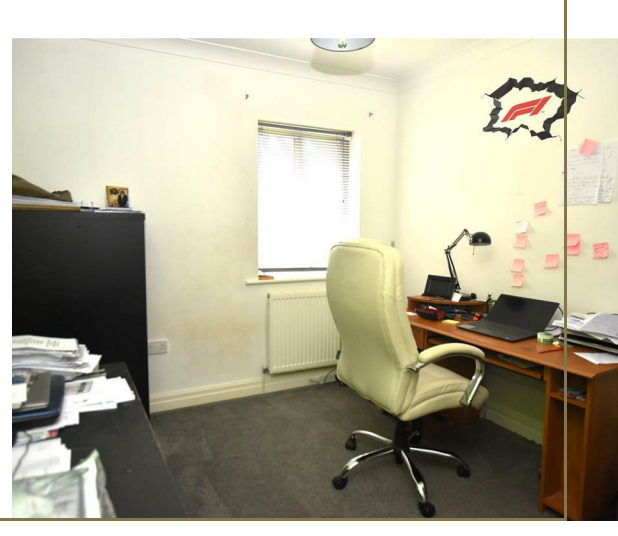
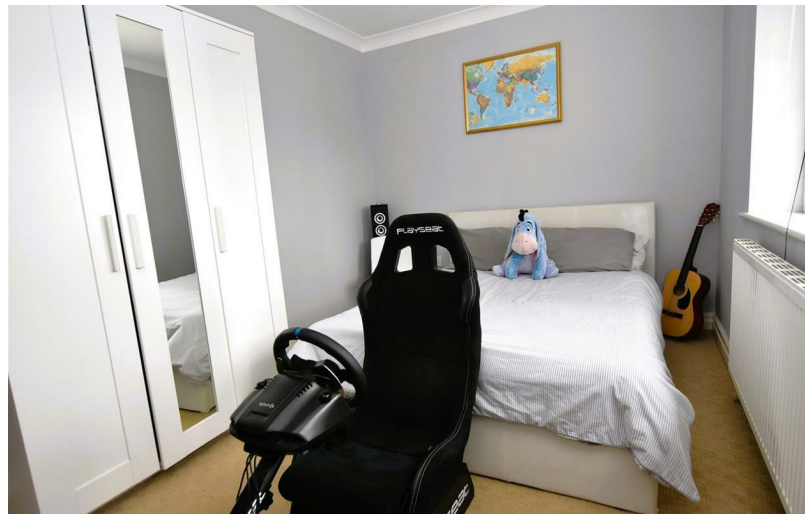
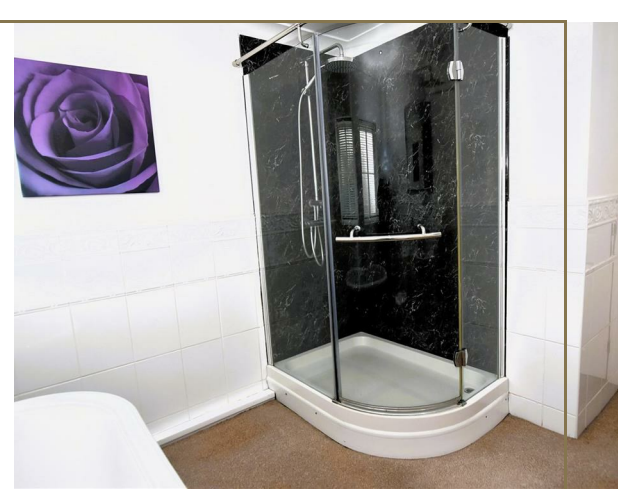
#### Outdoors

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

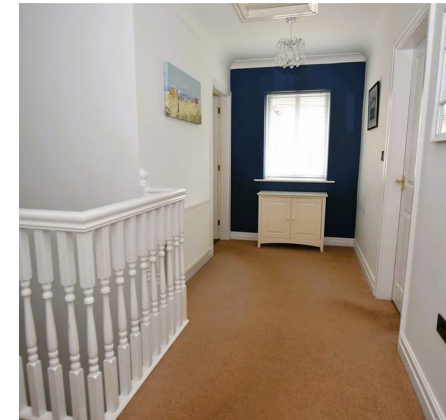
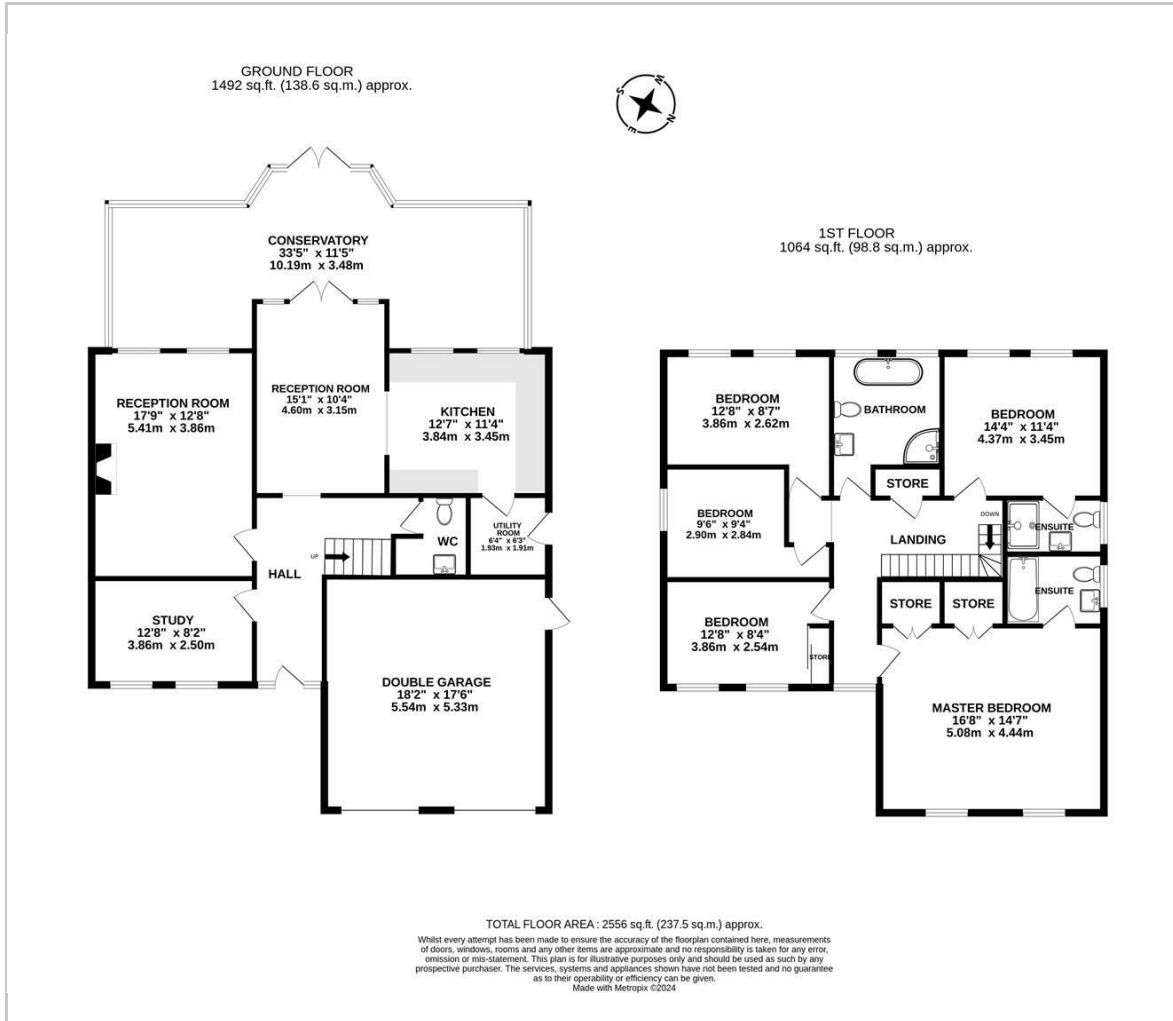
It's a six or seven minute cycle to school (10 to 15min on foot) with an extra few minutes to the girls school. Oxton Village is five by car and the tunnel around about ten minutes for work in the city.

For directions please Sat Nav: CH43 9TE





## 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.

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