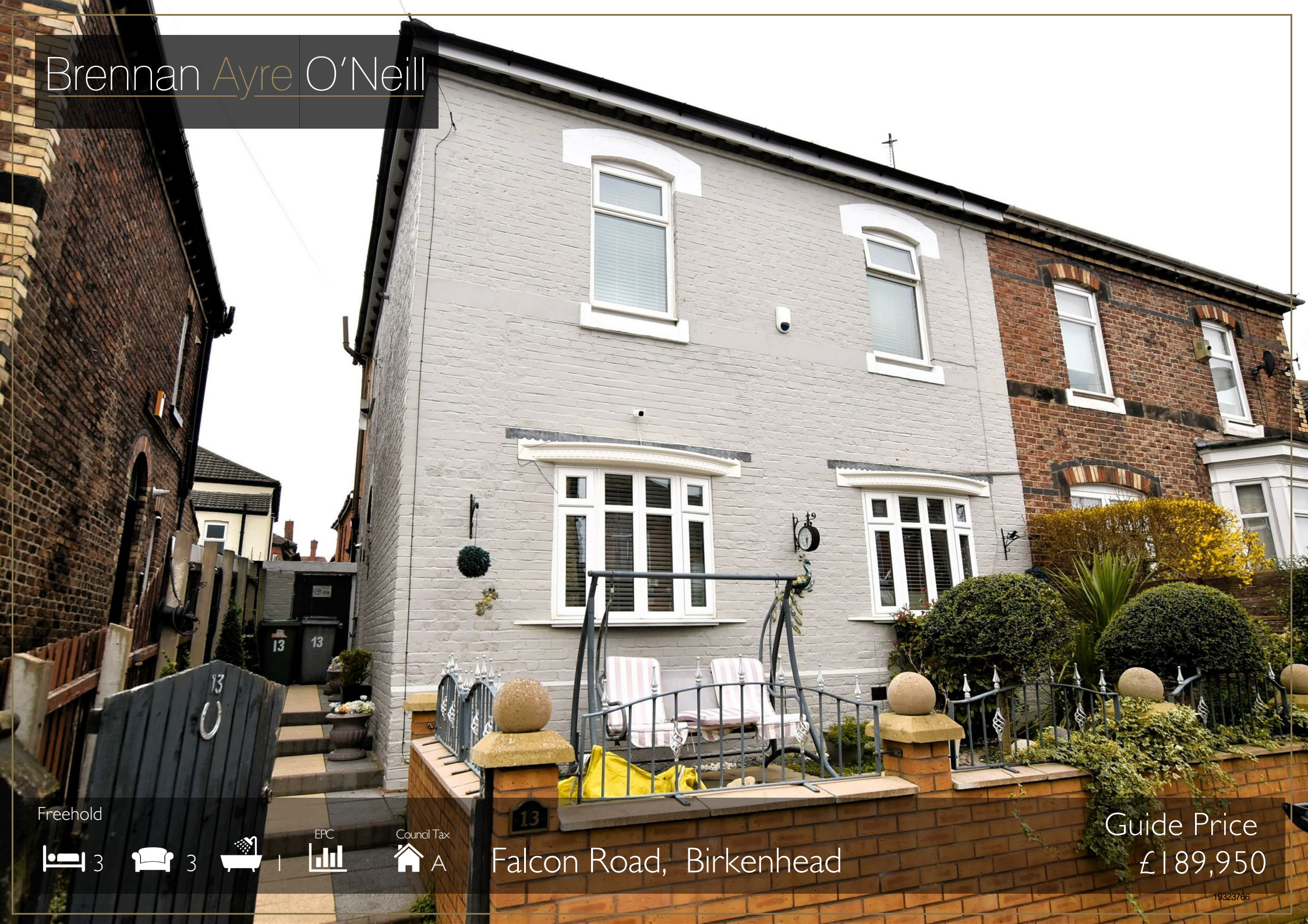
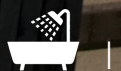
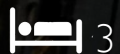


Brennan Ayre O'Neill



Freehold



EPC

Council Tax



Falcon Road, Birkenhead

Guide Price  
£189,950

This is a very special house; not only hugely attractive looking from the outside, but just as attractive on the inside. Also, in our view at least, a very deceiving house to look at, given the considerable amount of accommodation that lies within. We therefore urge you to reflect on our floor plan to begin to appreciate the space, the number of rooms, the individual sizes of rooms... all just tremendous and a great family home.

First to the approach to the house - with its wrought iron railing work around the front and the smart flagged path that runs up the side to the entrance door. This smart pathway extends to the central rear patio at the back of the house too.

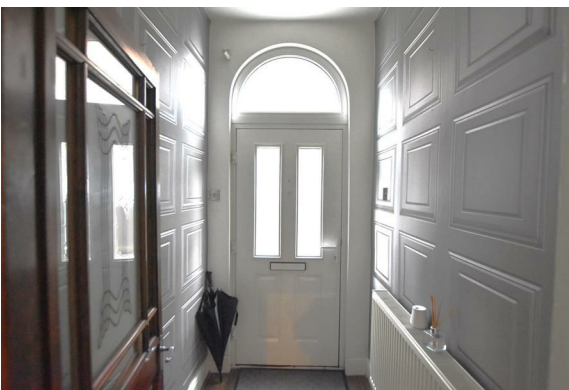
Then to the hall, with its imposing entrance vestibule and feature hall with claw foot stair leg. With a smart dark mahogany floor covering, running through most of the ground floor rooms. They include a front living room with feature back lit fireplace; a dining room to the rear, a second front living room and a rear snug/playroom. Up at first floor are three very impressive double bedrooms, a super attractive four piece bathroom and a box/store room housing the modern gas CH boiler.

#### Outdoors

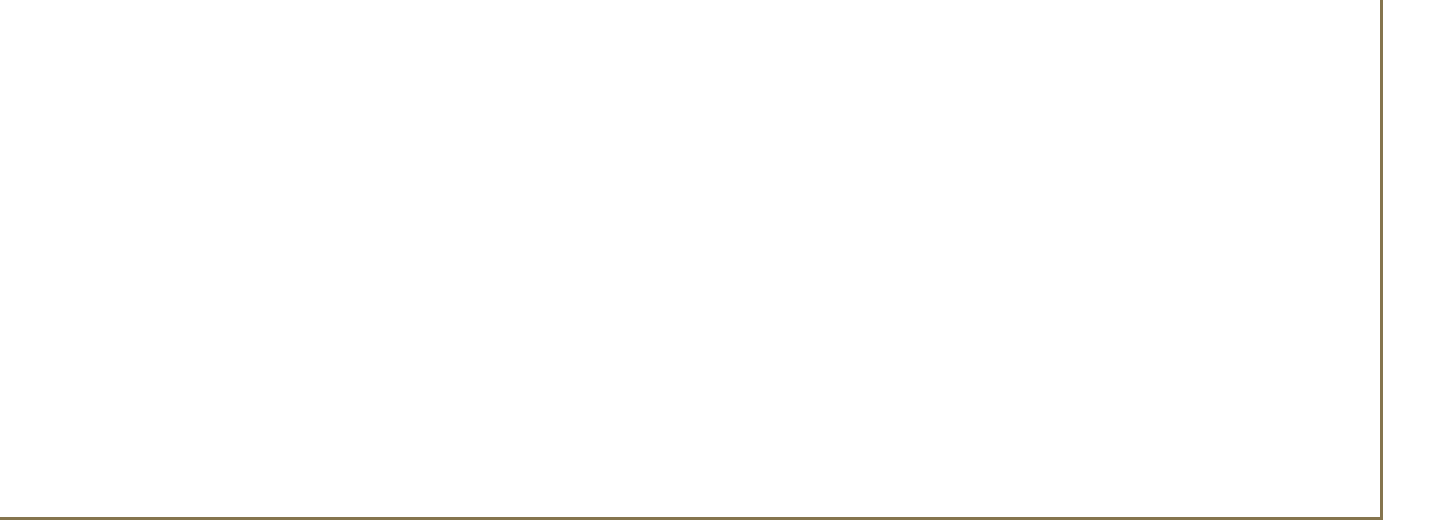
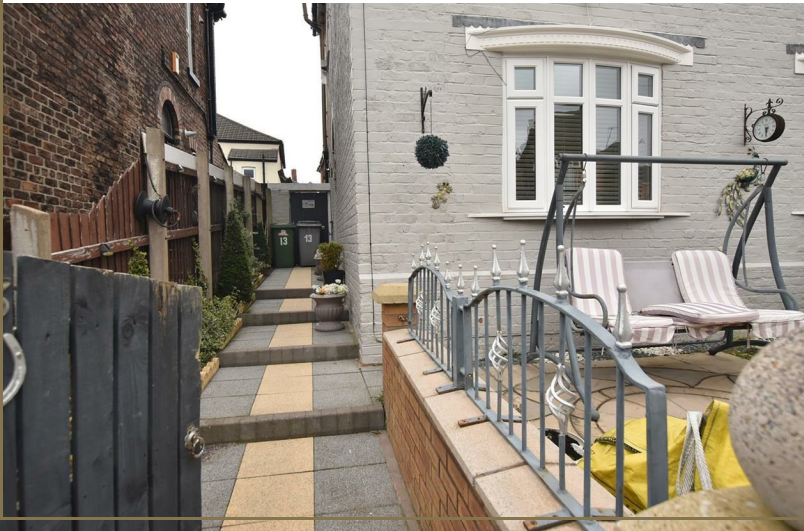
Outdoors, as mentioned earlier, very tidy, smartly laid and attractive to look at.

#### Locator

For directions please Sat Nav: CH41 2JU

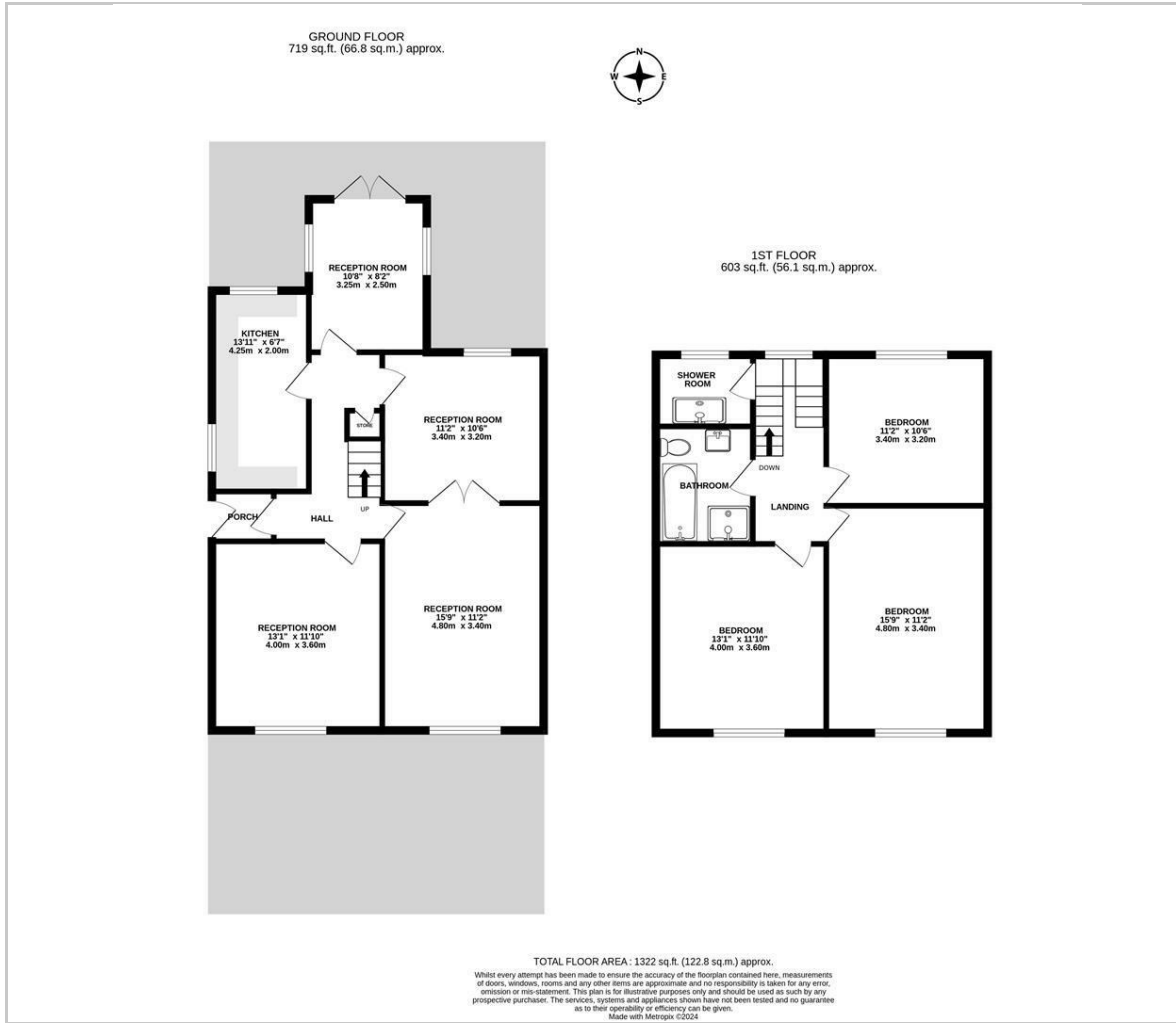








# Floor Plan



## 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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