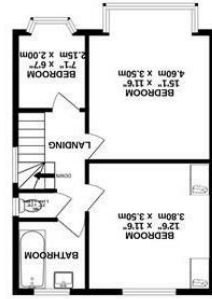
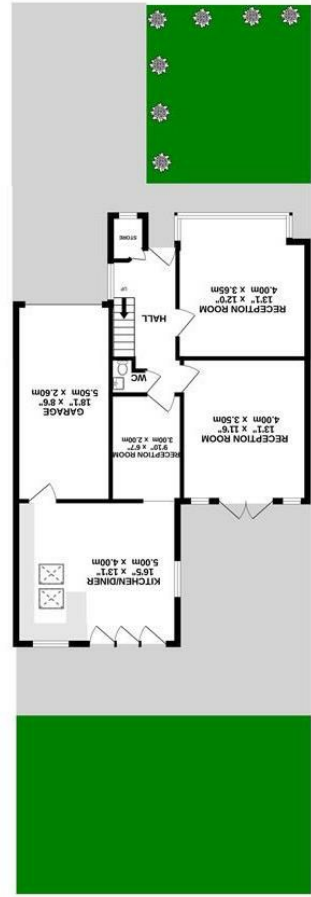




While every attempt has been made to ensure the accuracy of the description contained here, measurements of ground, rooms and any other areas are approximate and no responsibility is taken for any error or omission or statement. The plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See page 10 for further details.



Brennan Ayre O'Neill
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Tilstock Crescent, Prenton CH43 0ST

Guide Price



£350,000

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For there is an impressive and substantial ground floor extension to the rear of the property; designed by MGMA Studio Architects of Liverpool; providing a superb family kitchen-dining room. Sensing this is more than just an add on room; this space has been the star attraction to family and the envy of friends. Not only eye catching (you catch a glimpse of this space and its bifold doors to the garden as soon as you cross the threshold); it is hugely practical and at the same time it's design maximises views and natural light. Given the garden is south facing - and considerably private - this feature is fundamental to the overall design of this family hub. .In fact you'll soon appreciate the extra large skylight to the roof line too, ensuring good light whatever the time of day...and if it's good and sunny when you come to view, see how the bi folds bring house and garden together.



So from that glimpse at the front door of the house, take stock of the beautiful engineered wood flooring that runs from the hall, through to what our client calls their 'snug' - (where family members can sit, relax, read or listen to music; where there's box seating with a clever use of storage below) and into the extension and rear reception room.



This reception room, south facing and with it's own access to a private patio quarter; is one of two, with the front room having a smart laminate floor covering a view down the tree lined avenue.



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.



Back to the extension, and to confirm how the room is clearly split into both working kitchen with island divider, to the dining room area. Plenty of units, work surfaces, lighting and open views - a pleasure to both prepare meals and dine in, no doubt.



Pass on back down the hall (note the under the stairs cloakroom suite) and take the stairs to first floor. Smart internal doors both at ground and at this level lead to three very pleasant bedrooms with the smallest having a pretty oriel window. The bathroom, with its separate WC, services these three rooms.



This house comes with a garage too, integral to the house; whilst there's a smart frontage to the house, and a very attractive landscaped rear garden with its various patio areas, all south facing.

Locator

Tilstock Crescent runs from the top of Broxton Avenue and mid way into Pulford Avenue, pretty much in the heart of the traditional and hugely popular semi detached estate built in the thirties - that location is likely why this charming road is used by residents and deliveries and very few else, other than the lost driver perhaps. Central to Prenton, Sat Nav: CH43 0ST

