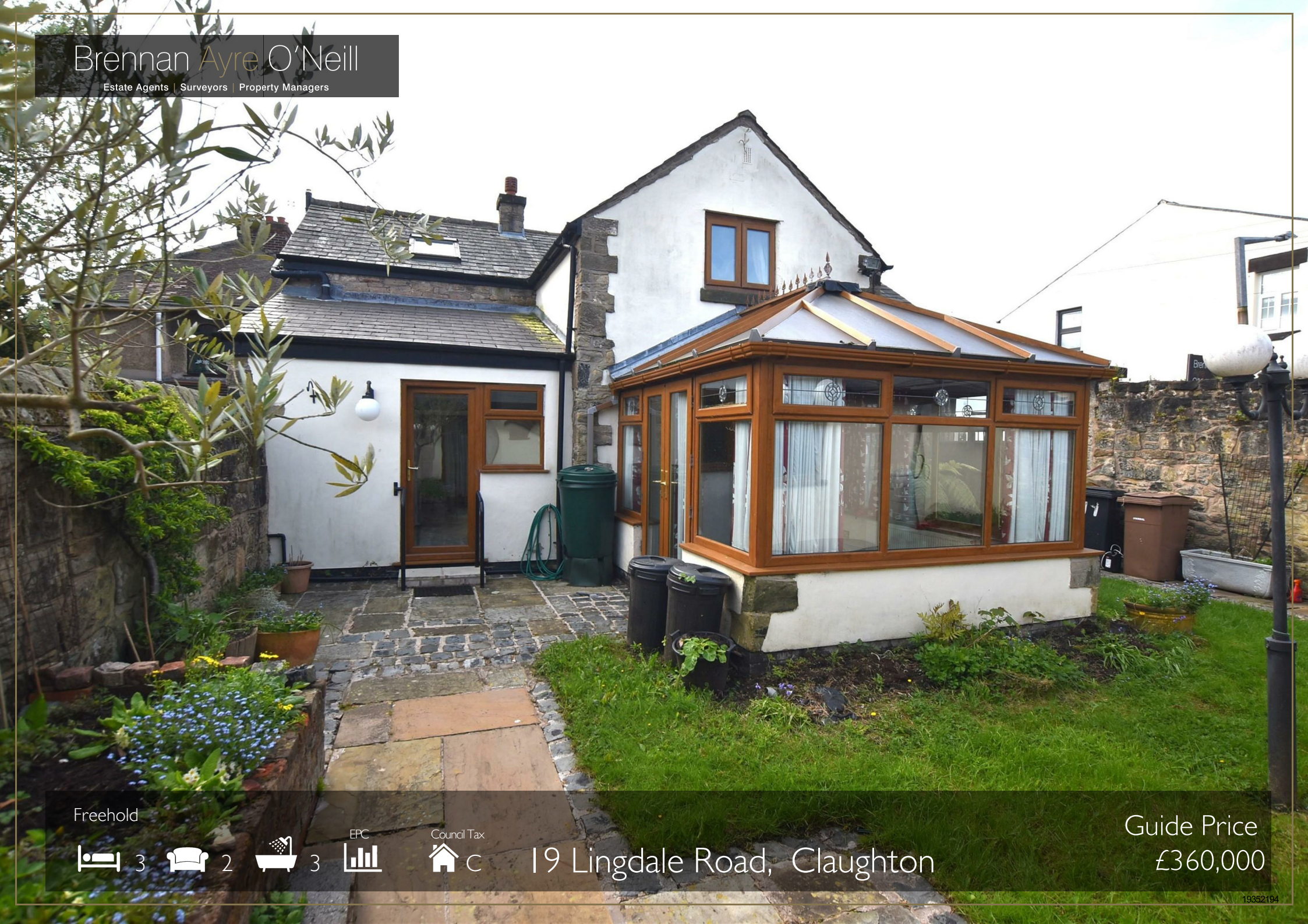


Brennan Ayre O'Neill

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Freehold



3



2



3



EPC

Council Tax



C

19 Lingdale Road, Claughton

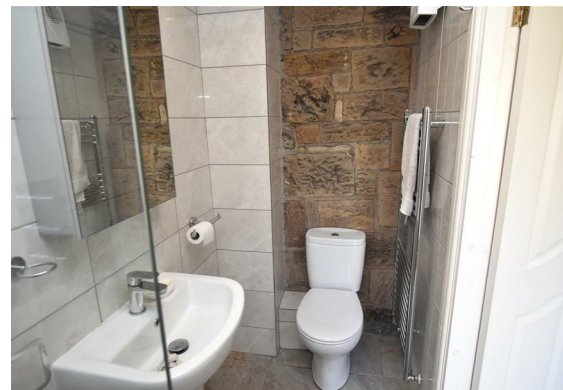
Guide Price
£360,000

Keystone Cottage stands behind a sandstone wall which runs parallel to Lingdale Road, incorporating access (remote) to a wide single garage. Attached to the rear of the garage, with double opening doors opening onto the courtyard and small garden area is annex accommodation comprising a guest bedroom with en suite shower room and storage facilities although of course this space has numerous options - studio, home office etc. The main accommodation is, as you'd expect of a cottage (circa 1840) both immensely attractive and interesting and comes with a variety of features many of which pertain to the sandstone build of the cottage. Namely the keystone featured at first floor together with a fireplace and exposed internal sandstone walls (see photo slide show). In addition, beams both at ground and first floors add extra authenticity and character to the cottage. Versatile in its accommodation, Keystone offers perhaps more floor space than one might initially have considered from its external view point..

Our floor plan of course clarifies exactly what accommodation is on offer, from a sizeable main living and dining room area which extends into a conservatory separate from a second reception room and a kitchen, which as you can see has room enough for a table for four. To complete the ground floor space there's a utility room, a shower room and on entrance, a porch.

Up at first floor and the room sized open plan landing area is of course unusual space; space you could be creative with; leave as is or perhaps adapt into more obvious true bedroom accommodation. This first floor is noticeably light with ample natural daylight. Both of the two bedrooms are serviced by a somewhat enviably extra generous sized bathroom.



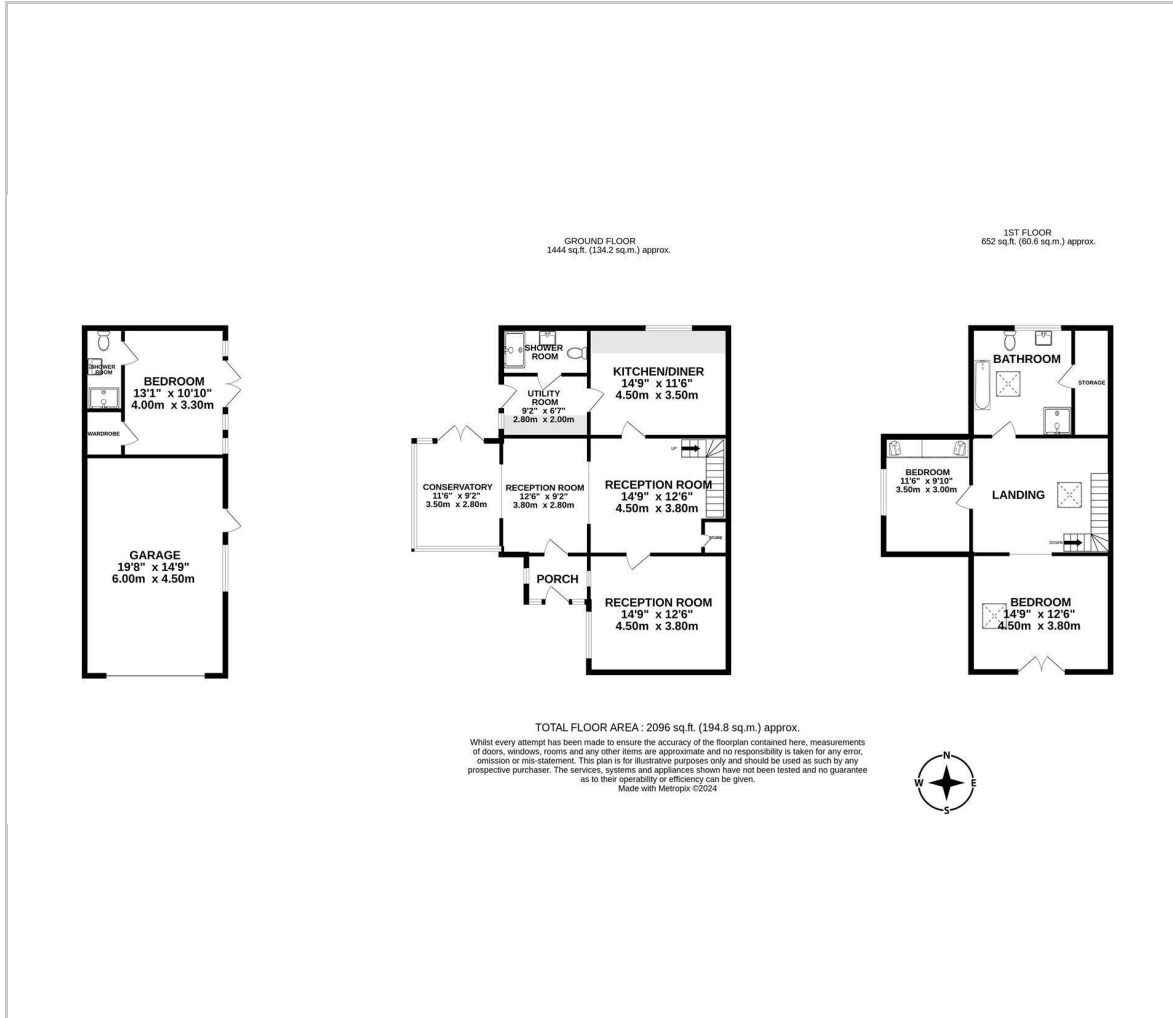


Keystone Cottage benefits from a pvc double glazing system and gas central heating. The double glazing extends to the annex where slim line electric wall heaters are installed. Clearly the annex offers additional bedroom space and the garage (with electric roll top door and pedestrian access to the garden) has additional scope for conversion as required. Within our headline bullet points we have classed the cottage as a three bedroomed property. A fourth, of course, may lie within the ground floor separate reception room, also as required.

Lingdale Road is located off Upton Road within Claughton Village where there are a number of shops and regular bus services through to Liverpool. The tunnel is no more than a ten minute drive away. For directions please sat nav: CH43 8TE



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

