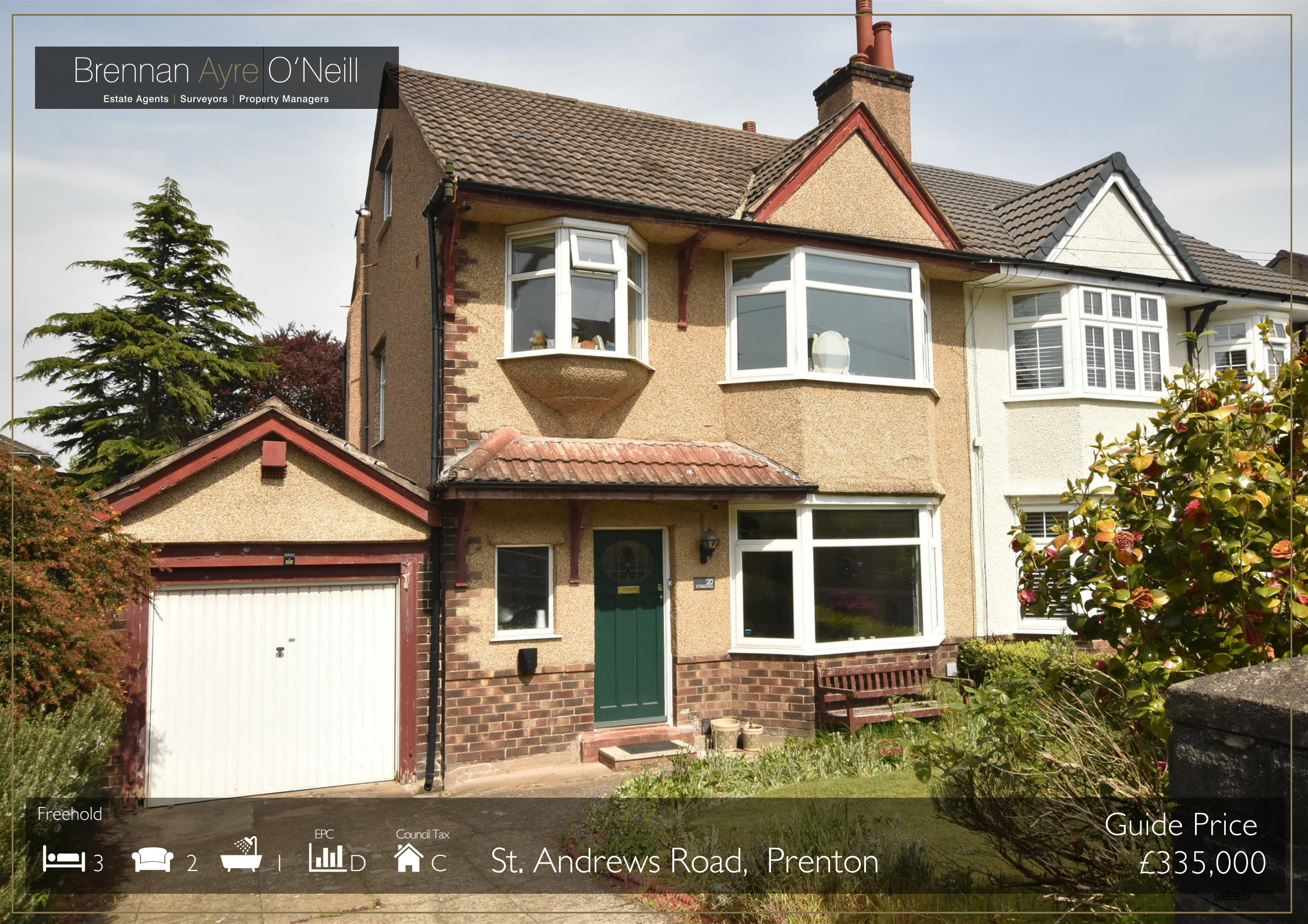
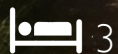


# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



St. Andrews Road, Prenton

Guide Price  
£335,000

By late morning the sun was coming around to the garden nearest the house and onto the extensive decked patio area on this sunny May Day. A very relaxing and private area to chill and relax. Step back into the house via double opening patio doors and into a fabulously fresh, bright and thoroughly modern 'family' room; large enough for dining ware and settees adjacent to a smart fitted kitchen. Tucked away inconspicuously off here is a combined cloakroom & utility room)....

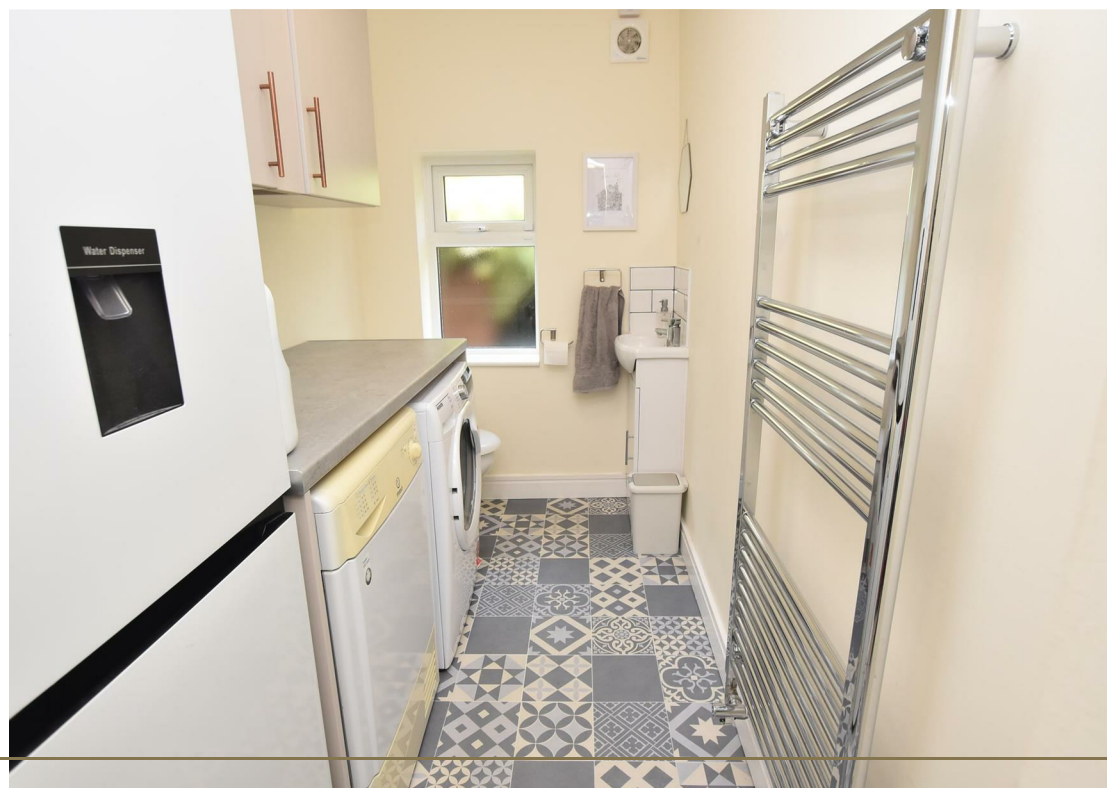
But then we ought perhaps to have taken you first from the front entrance of the house and via what is a beautifully traditional hall, recently redecorated in an appropriate style and finish; letting the oak staircase and handrail be the highlight feature. A front reception room with bay window and contemporary design faux log burner makes this a room for all year round use - full sun in the morning, snug during colder seasons.

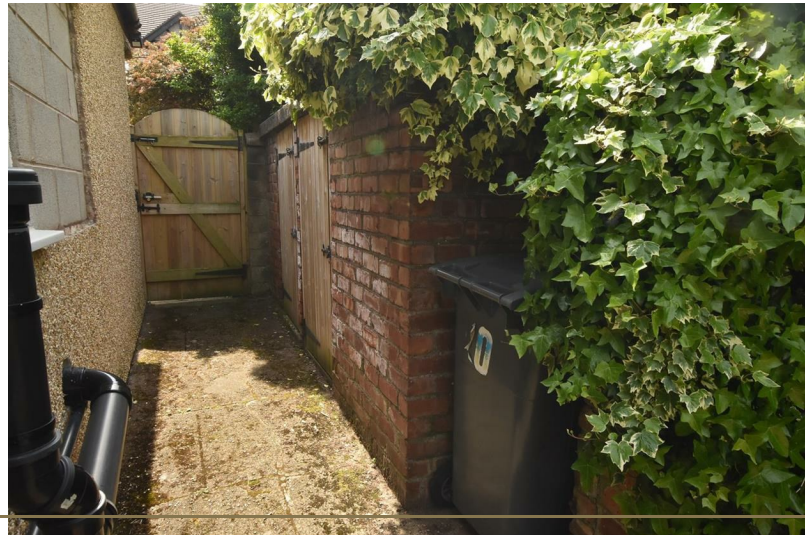
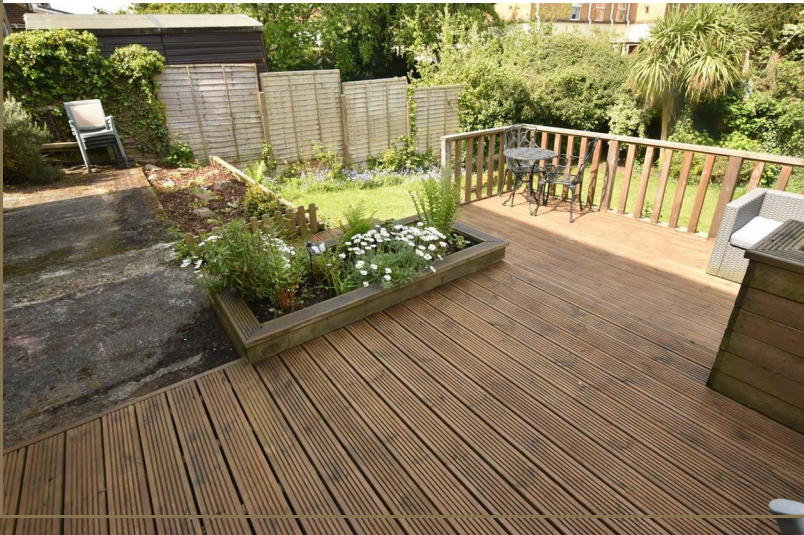
Up at first floor are two excellent double sized bedrooms and an attractive single front bedroom; both front rooms with feature pvc bay window. The bathroom is a gorgeous bathroom with a four piece suite and we'll let our photo say it all... adjacent to this is a hugely useful store room - possible room for a second wc or maybe shower en suite to the rear bedroom, perhaps? Similarly, there is also excellent loft space.

Outdoors and you'll see the garage; there are a couple of brick built outhouse too. The garden, we have mentioned is generous space, a garden mostly laid to lawn. In fact there is ample room for considerable extensions to the house given the property offers one of the largest plot sizes of this house type along the road.

St Andrews Road is a short walk from St Anselm's College for boys as well as Birkenhead School and BHSA and just five minutes walk to the park. Another five minutes by car can take you to the tunnel for the city. For directions Sat Nav; CH43 ITD

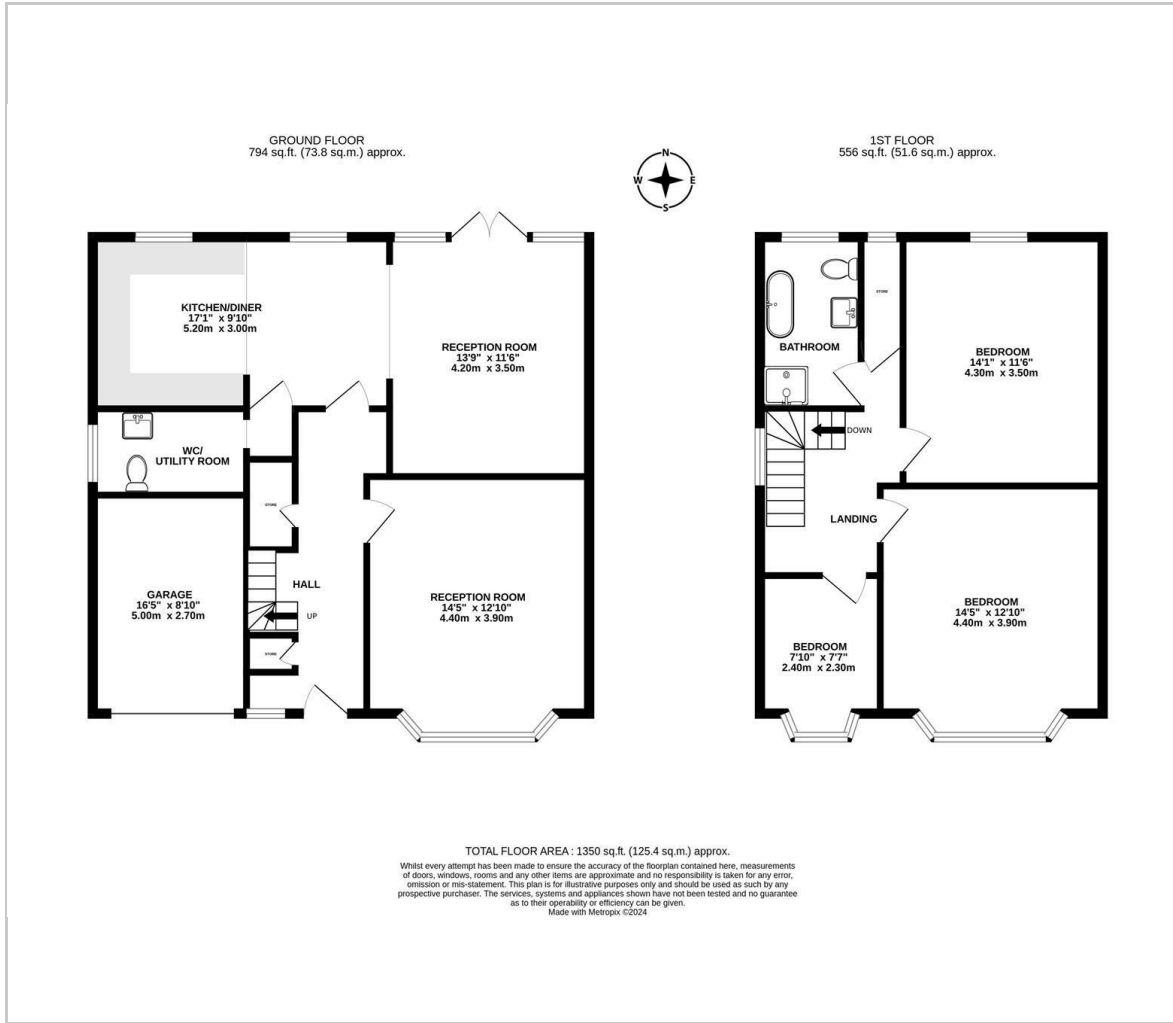








# Floor Plan



## 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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