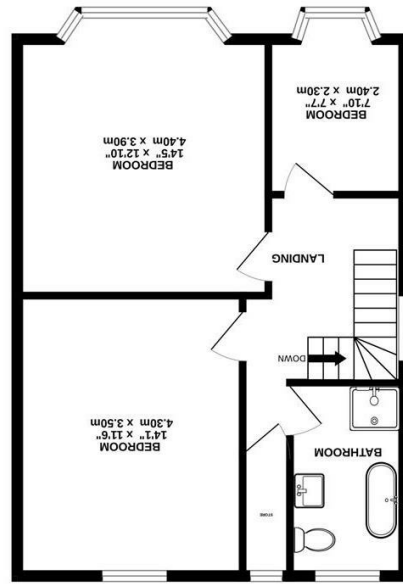


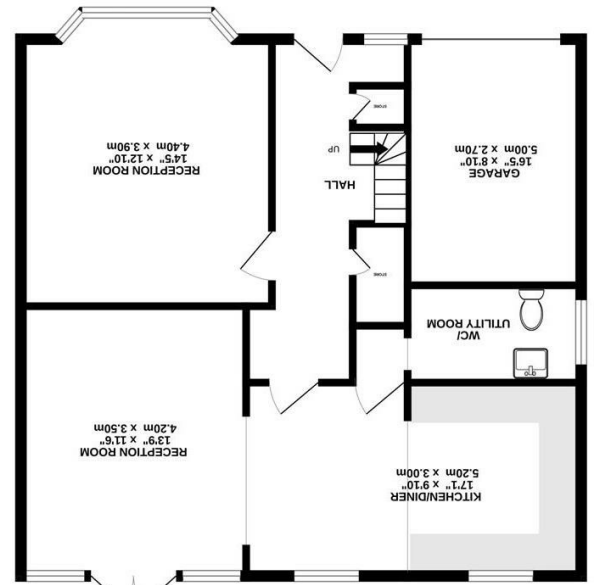


While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are based on no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 1350 sq.ft (125.4 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



Brennan Ayre O'Neill

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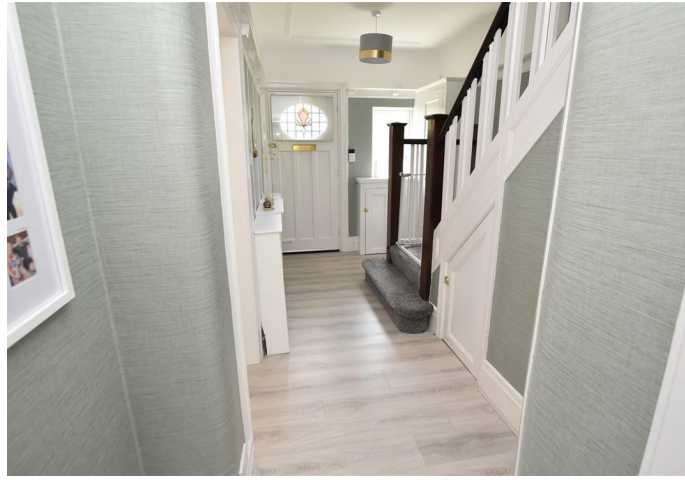
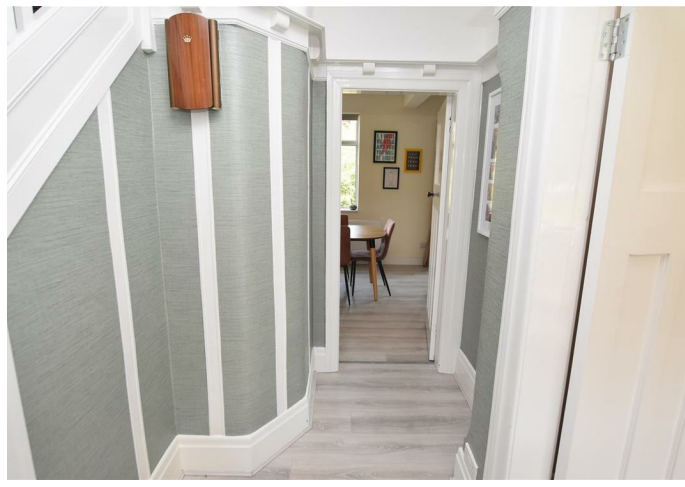
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But then we ought perhaps to have taken you first from the front entrance of the house and via what is a beautifully traditional hall, recently redecorated in an appropriate style and finish; letting the oak staircase and handrail be the highlight 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



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