

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



The Ridings, Prenton

Guide Price  
£520,000

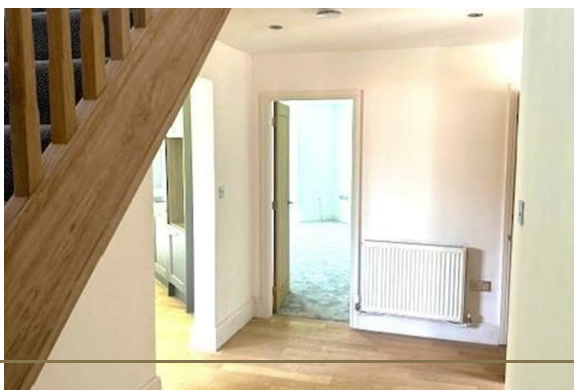
A new build home with over 2,000 sq ft of accommodation. This property sale comes with a 10 year insurance backed guarantee by Q Assured build warranty. Standing in a substantial garden plot with ease of access to parking and garaging off The Ridings; the property is hugely well screened from the corner of Beryl Road and The Ridings. Well positioned towards the top quarter of Beryl Road, the location is ideal for easy access to local schools including St Anselm's (playing fields on the door step, as it were); Birkenhead School and BHSA for girls...

A finely proportionate detached home with surprisingly large gardens for a new build, we say. The accommodation includes a significant entrance hall with cloakroom facilities. There is a study/tv room, a large main separate living room and a fabulous spacious open plan family kitchen/diner/living area to the rear of the house with views and doors maximising views to this garden. A separate utility room, with access to the garage, services the kitchen.

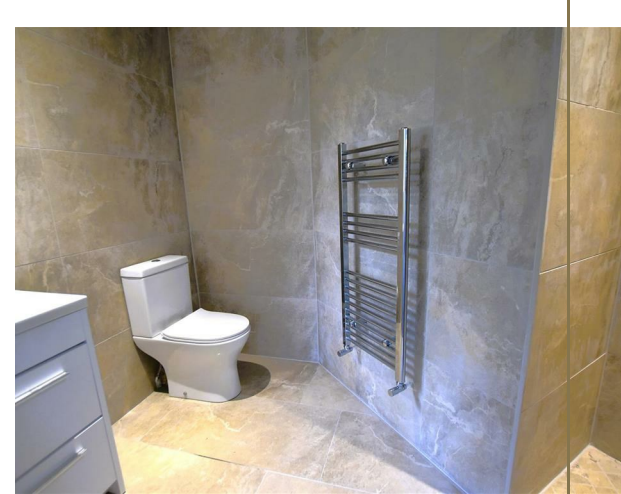
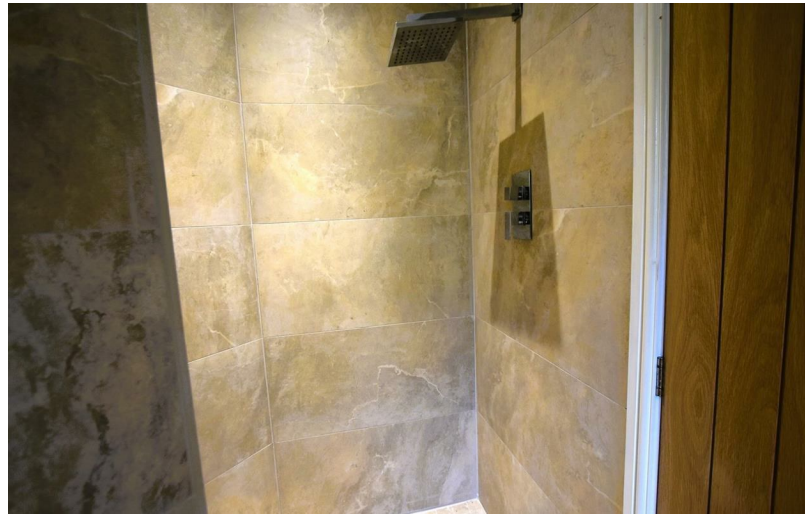
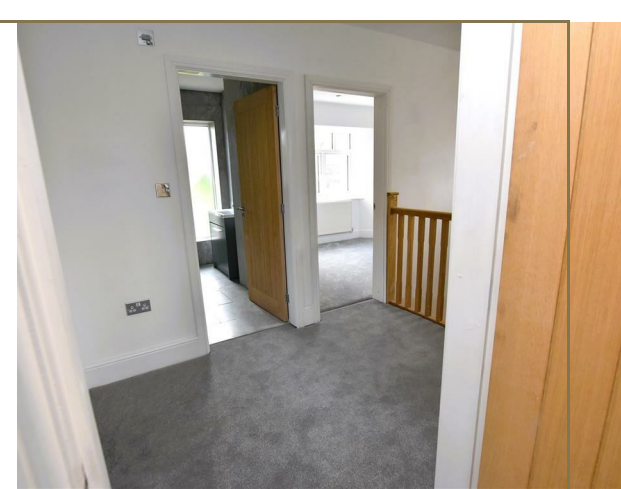
Up at first floor are four very impressively sized bedrooms. Check out our floor plan to compare matching property bedroom sizes in this price range - these will not disappoint, we are sure. Together with a grand family bathroom and a wet room to the master bedroom, this completes an altogether excellent and well set out family first floor.

Of course you can see that the property is vacant and ready for viewing. We can normally accommodate a walk through at relatively short notice so please do call us : 0151 608 8586 or via free phone number on Rightmove.

Ten minutes from the free parking for the train to Liverpool or the motorway spur. Directions on Sat Nav: CH43 9XZ









Environmental	97 A	% DER < TER	68.66
CO <sub>2</sub> Emissions (t/year)	0.47	DFEE	43.04
Compliance Check	See BREL	% DFEE < TFEE	11.83
% DPER < TPER	37.58	DPER	30.77
Assessor Details	Mr Sam Millard	Assessor ID	U467-0001
Client			

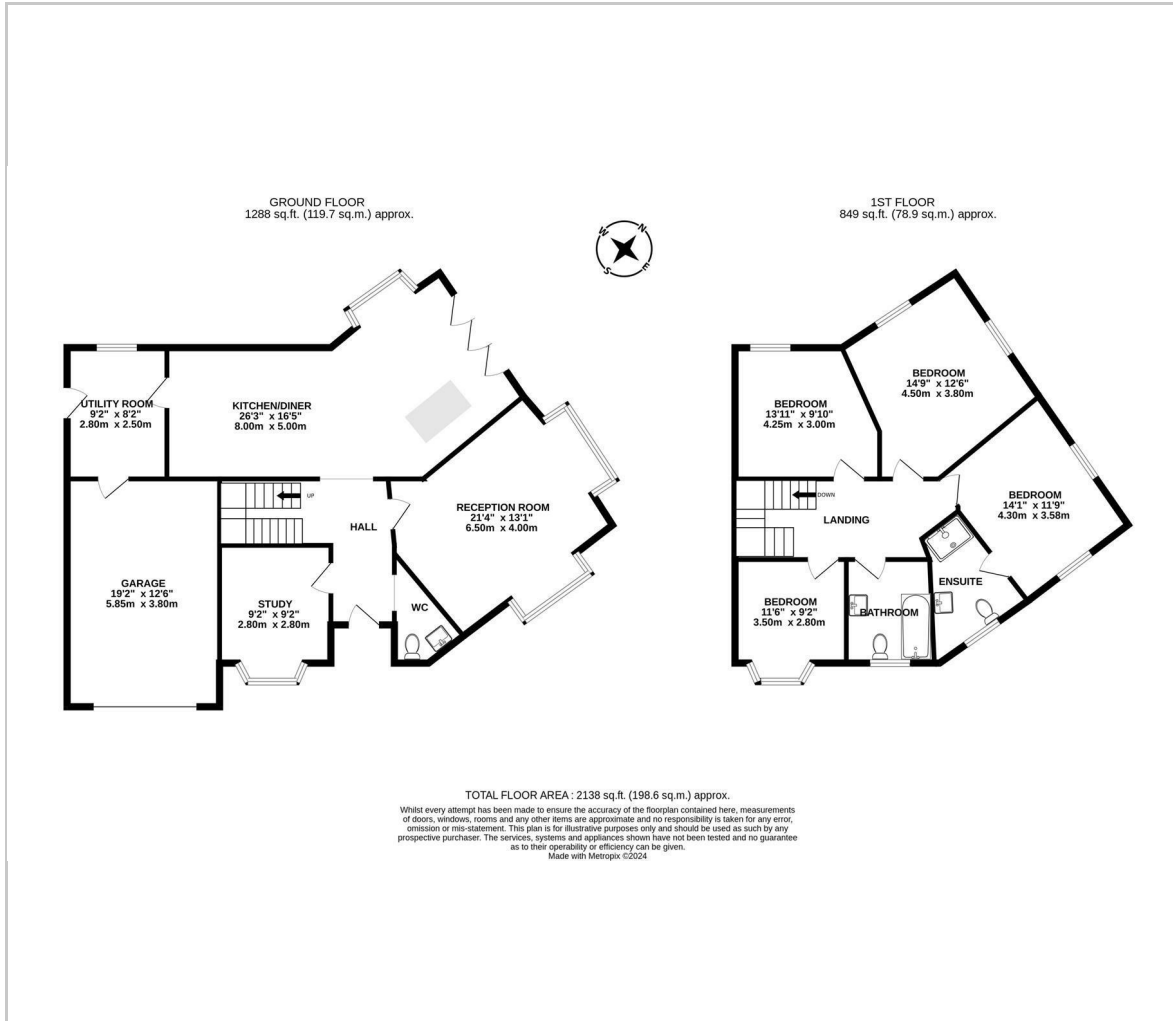
SAP 10 WORKSHEET FOR New Build (As Designed) (Version 10.2, February 2022)  
 CALCULATION OF DWELLING EMISSIONS FOR REGULATIONS COMPLIANCE

1. Overall dwelling characteristics		Area	Storey height	Volume
		(m <sup>2</sup> )	(m)	(m <sup>3</sup> )
Ground floor		88.2100 (1b)	x 2.3600 (2b)	= 208.1756 (1b) - (3)
First floor		76.2800 (1c)	x 2.7200 (2c)	= 207.4816 (1c) - (3)
Total floor area TFA = (1a)+(1b)+(1c)+(1d)+(1e)...(1n)	164.4900			(4)
Dwelling volume			(3a)+(3b)+(3c)+(3d)+(3e)...(3n)	= 415.6572 (5)

2. Ventilation rate

	m <sup>3</sup> per hour
Number of open chimneys	0 * 80 = 0.0000 (6a)
Number of open fires	0 * 20 = 0.0000 (6b)
Number of chimneys / flues attached to closed fire	0 * 10 = 0.0000 (6c)
Number of flues attached to solid fuel boiler	0 * 20 = 0.0000 (6d)
Number of flues attached to other heater	0 * 25 = 0.0000 (6e)
Number of blocked chimneys	0 * 20 = 0.0000 (6f)
Number of intermittent extract fans	0 * 10 = 30.0000 (7a)
Number of passive vents	0 * 10 = 0.0000 (7b)
Number of flueless gas fires	0 * 40 = 0.0000 (7c)

## 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**

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