

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



Wexford Road, Oxton

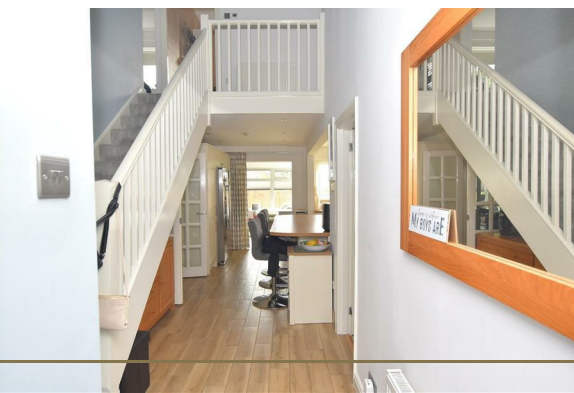
Guide Price  
£580,000

This house stands on a good corner plot at Wexford Road and Kilmalcolm Close, and is well screened to the front allowing for a considerable amount of privacy from Wexford Road. Being just a couple of minutes walk to Birkenhead School, this gives you an idea how centrally positioned this property is within Oxton. The house itself has a number of significant features: Twelve 4.8KW solar panels; EPC rating of B, a fabulous south facing family sized garden, extensive patio and covered entertaining area; underfloor heating to a number of ground floor rooms; a fantastic solid roof conservatory enabling use of a true extra reception room. Please also note that whilst planning permission has lapsed in recent years, a proposal for a double height extension had been approved. Plans are available for your consideration should this be of future interest to you.....

There is an excellent open plan family kitchen room with breakfast bar for four; a well proportioned and completely separate dining room; a main living room and of course the conservatory - altogether offering plenty of both rooms and space. A cloakroom suite is situated off the hallway.

Up at first floor are four double bedrooms, an en suite shower room facility, a family bathroom (both modern in presentation and finish) and with three of the bedrooms having fitted wardrobe furniture. The property also has a selection of smart oak veneered internal doors, and there is also an external cctv system. Note that garage access is via Kilmalcolm Close and that there is also access via the private patio area to the side of the garage, with parking for three to the side of or in front of the garage.

Altogether the combination of accommodation, outdoor space and location makes for a fine property proposal for buyers looking to live in an especially convenient location. For your directions please Sat Nav: CH43 9SX

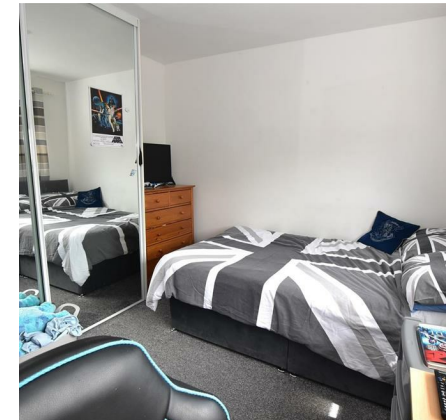
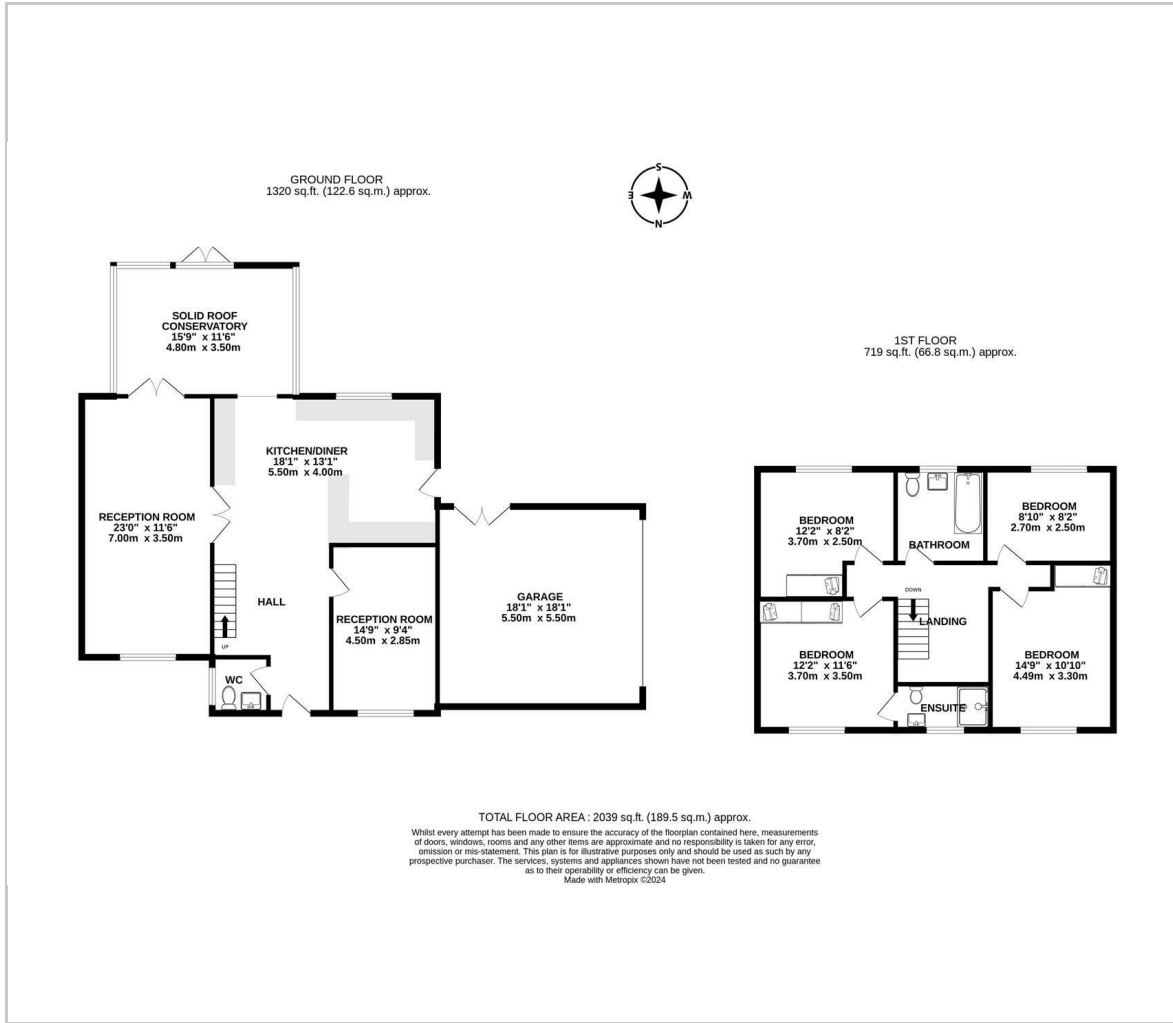








# Floor Plan



## 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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