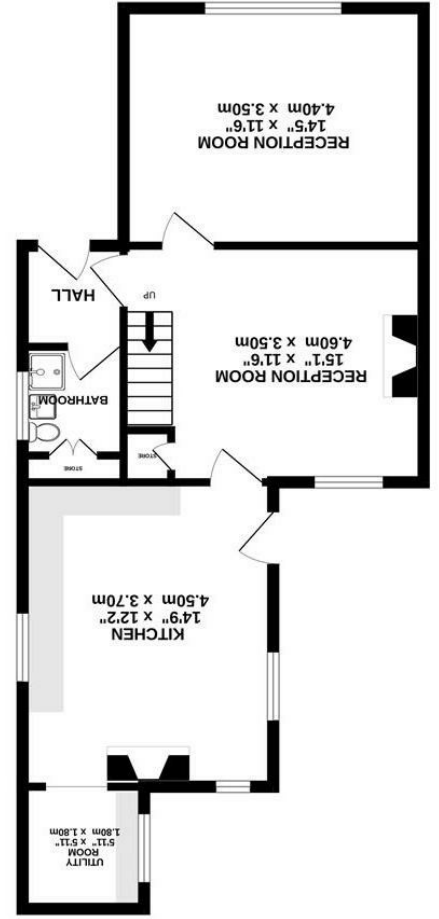
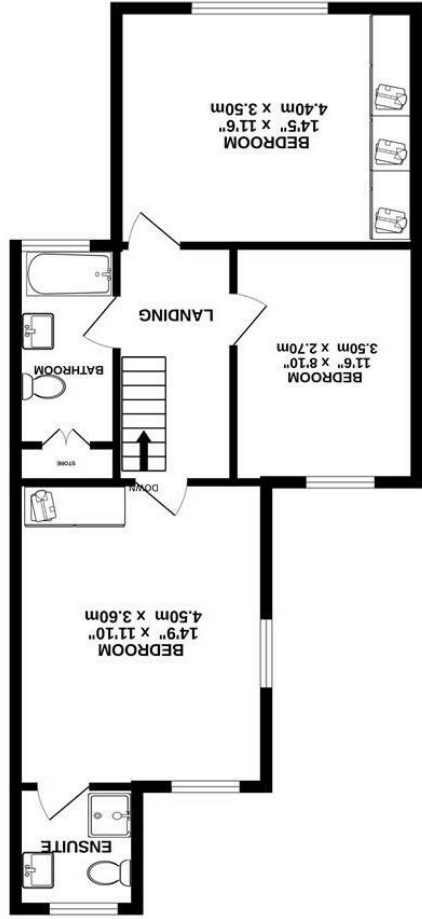




What every attempt has been made to ensure the accuracy of the diagrams contained here, measurements of rooms, windows and any other details are approximate and no responsibility is taken for any errors or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency. Call the agent.



## Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

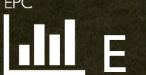


Fairview Road, Oxton CH43 5SD

Guide Price

0151 608 8586

prenton@b-a-o.com



£450,000

377 Woodchurch Road, Prenton, Wirral,

www.b-a-o.com



The accommodation has the benefit of a cloakroom off the entrance hall as well as a separate utility area off the family kitchen. There are two separate reception rooms together with this bright family kitchen which has a gas fired Aga as centre stage. (Not currently connected).

Up at first floor are two good double sized bedrooms together with a smaller double or large single sized bedroom, with the main bedroom, situated to the rear of the house, enjoying both a bank of fitted wardrobes as well as en suite shower facilities.

Back outside and you'll see how the cottage is set nicely back from the road, slightly elevated and with a deep well stocked front garden parallel to the shared drive. The garden to the rear is approached via a small yard area and a couple of steps up.

Please note: there are a number of replaced windows in a hardwood double glazed unit finish, in keeping with the cottage appearance. In addition there is a gas fired central heating system which runs off a boiler that was replaced approx 3 years ago.

#### Locator

Turning left out of the property, walk towards the village either via Victoria Mount or Claughton Firs and arrive in the centre of the Oxton. For directions Sat Nav: CH43 5SD



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute and part of an offer or contract. Intending purchasers should not rely on them as statements or 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 this property. We have not tested any services nor appliances and cannot give any assurances or warranties as to their condition or reliability. All measurements are approximate having been taken with an electronic measuring device.

