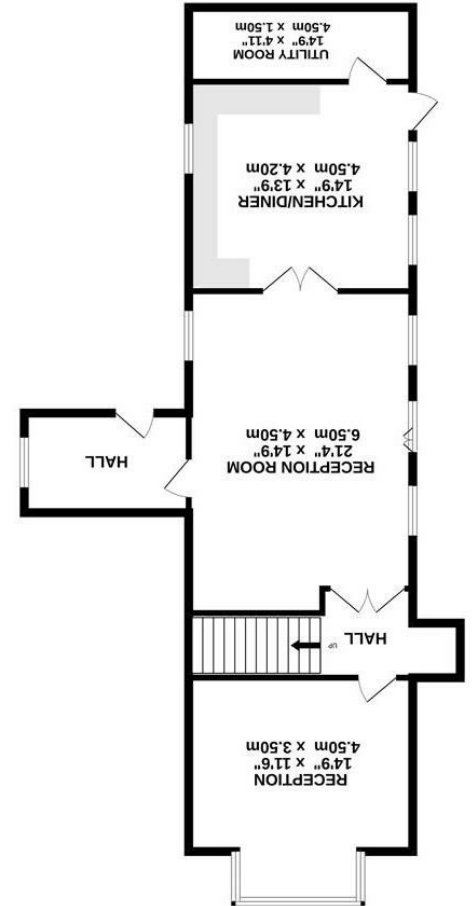
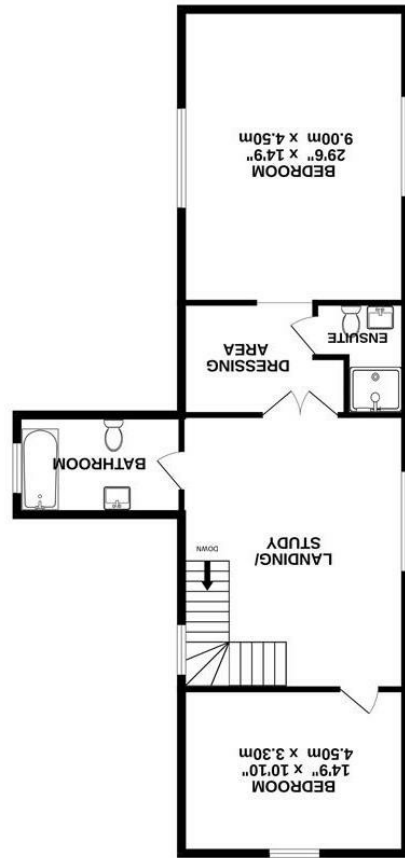




While every attempt has been made to ensure the accuracy of the floorplan contained these measurements of rooms, doors and any other measurements are approximate and should be used as a guide only. Prospective purchasers are advised to verify the accuracy of these measurements by taking their own measurements. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency (2024).



## Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Noctorum Lane, Prenton CH43 9UA

Guide Price



£450,000

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377 Woodchurch Road, Prenton, Wirral,  
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In considering the outdoor space you will see the double opening timber gates from Noctorum Lane in addition to the parking off the private drive (access to a handful of dwellings only) in front of the entrance door. Here, especially to the gable end of the house and to the side and rear, are clear opportunities to extend the house, subject to the usual planning approvals. The garden areas surrounding Victoria Lodge offers considerable privacy particularly to the east and south side of the house. However the view from the front is private too given the amount of mature trees and shrubbery that line this private drive.



The main living room to the house is a very nicely proportioned room to be found off the attractive entrance hall. Double doors from here open on to the kitchen/breakfast room which have large PVC patio doors allowing you to enjoy the rear courtyard garden area. This room, as you can see, has plenty of space for a table for four or more and a door leading to a separate utility room (housing a modern gas central heating boiler, white goods and multiple storage units).



To the other side of the house is a second reception room or possible third bedroom. These two rooms are separated via the staircase to the first floor.



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.



And what a delightful and interesting first floor this is too... With an extra large and very attractive landing area (more scope potentially for an extra bedroom) with the view on to both front and rear of the house. The bedrooms are to be found either end of the landing and therefore offering much privacy for occupants of both. The large master bedroom is enhanced by a dressing area and en suite with shower whilst the second bedroom has fitted wardrobes.

The main bathroom offers large enviable bathroom space with a deep bath and overhead shower. Please note the door in this bathroom which gives access to a generous storage area.

The location of Victoria Lodge, set in ostensibly private surroundings is just a one minute walk away from access to Wirral Golf Course. In the other direction, five to ten minute walk away is Bidston Hill with its 100 acres of Woodland Trust. Here, along Upton Road is a regular bus service through to Liverpool and West Kirby. For directions to Victoria Lodge please Sat nav: `CH43 9UA

