

Brennan Ayre O'Neill

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Freehold



EPC

Council Tax



Noctorum Dell, Noctorum

Guide Price  
£320,000

Tucked away from any main road and yet just a five minute walk to a bus route; this hugely private house and garden plot offers just that: easy accessibility and yet sits at the top of a peaceful non through road that ultimately leads into a track or lane. Our property stands at the bottom of that lane, at the top of the adopted stretch of Noctorum Dell. This is a house, that offers a degree of flexibility by way of an extra room at ground floor - for study/bedroom use. There is a pleasantly spacious through living and dining room - both front and rear garden views are very private - as well as a kitchen with room enough for a table for four. Up at first floor are three bedrooms and a combined bathroom. The house is in need of refurbishing and perhaps you will be tempted to remodel as you go too - there is even scope to extend into or across to the garage. note the house comes with heating and 12 solar panels.

The gardens are established, private and the front lawn and borders are at a gentle, sunken level whilst the rear have a similar gentle rise up to the rear boundary - totally private.

Noctorum Dell comprises two parts: the adopted part, at the top of which stands our property, and the second part, an unadopted lane or track, at which our property stands just at the bottom of - part of the Noctorum Dell which for obvious reasons is very rarely used; hence no through traffic and why this location is a quiet and as peaceful as it is. For your directions please Sat Nav: CH43 9UL and you'll find bus services less than a five minute walk away.

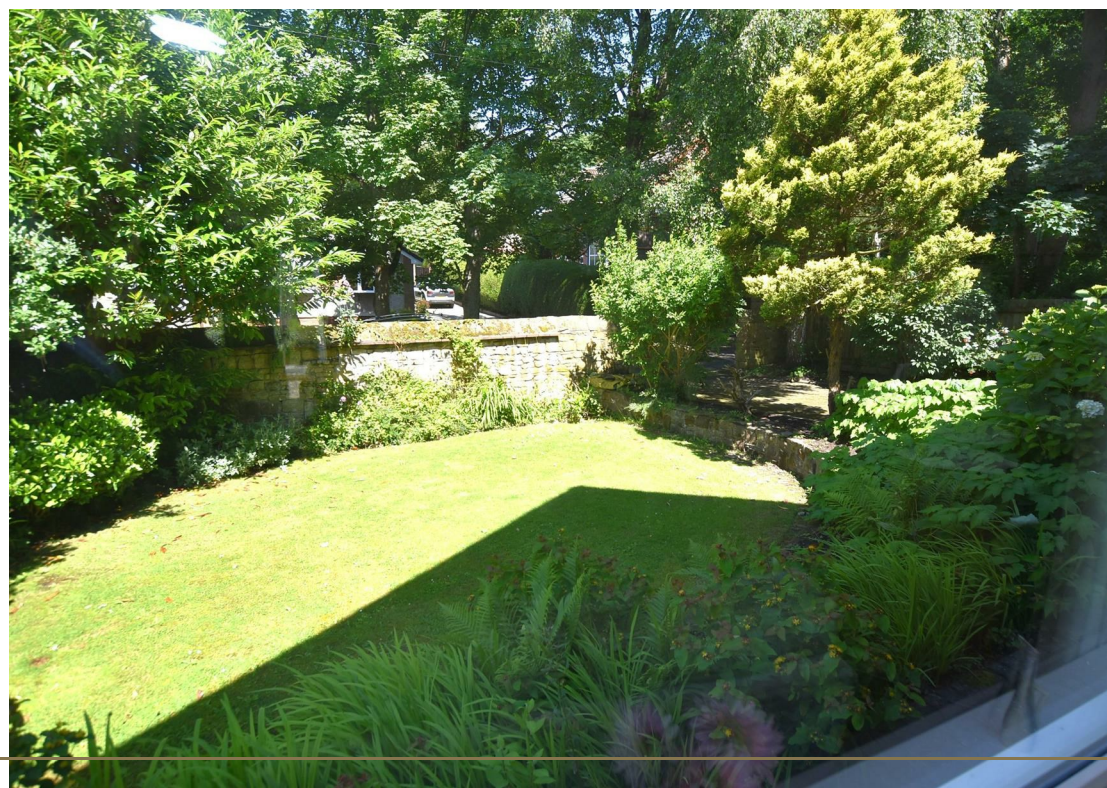
Gardens to the front are private and slightly sunken which provides that element of privacy whilst the rear garden, slightly elevated, is totally private and south facing. In fact you can see from our mid morning photographs how the sun is already working its way across the rear garden.

In conclusion this is a somewhat rare to find opportunity to refurbish a home in a location





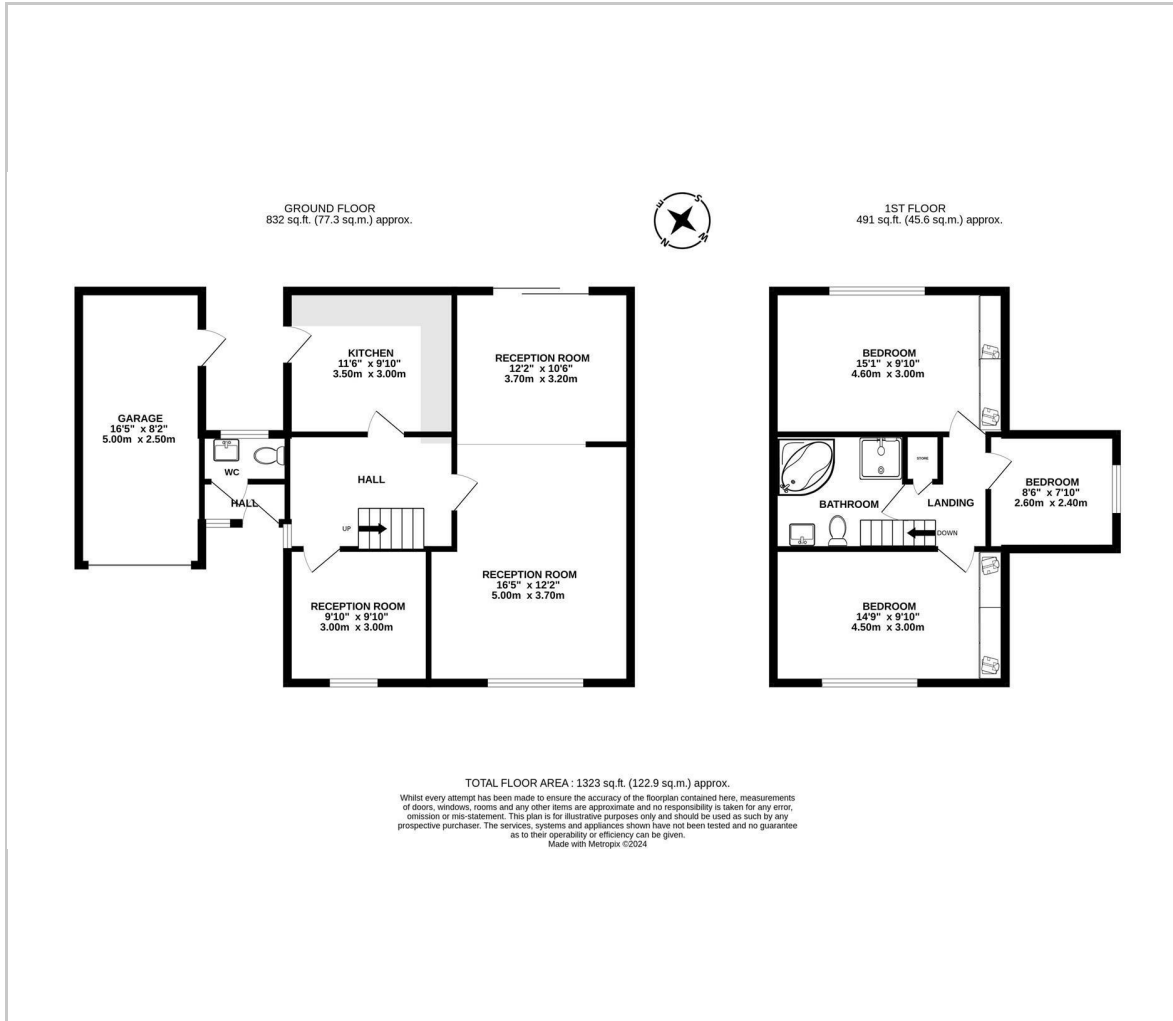
that is both hugely quiet and yet still very much central to all the usual amenities. For your directions please Sat nav : CH43 9UL







# 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.

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