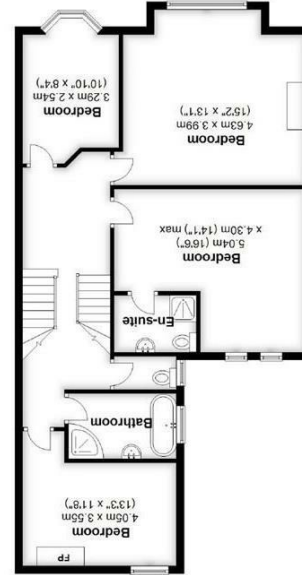
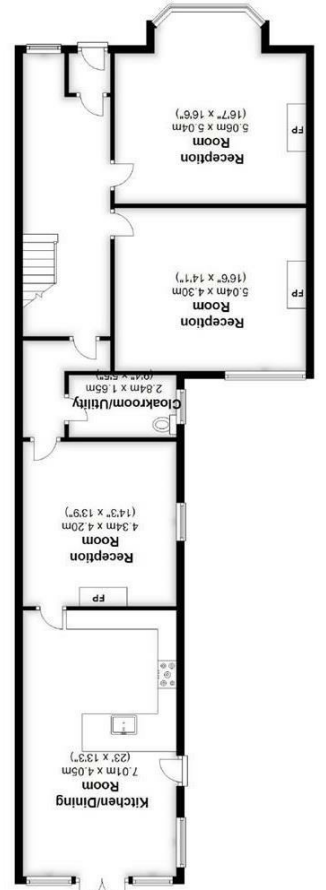


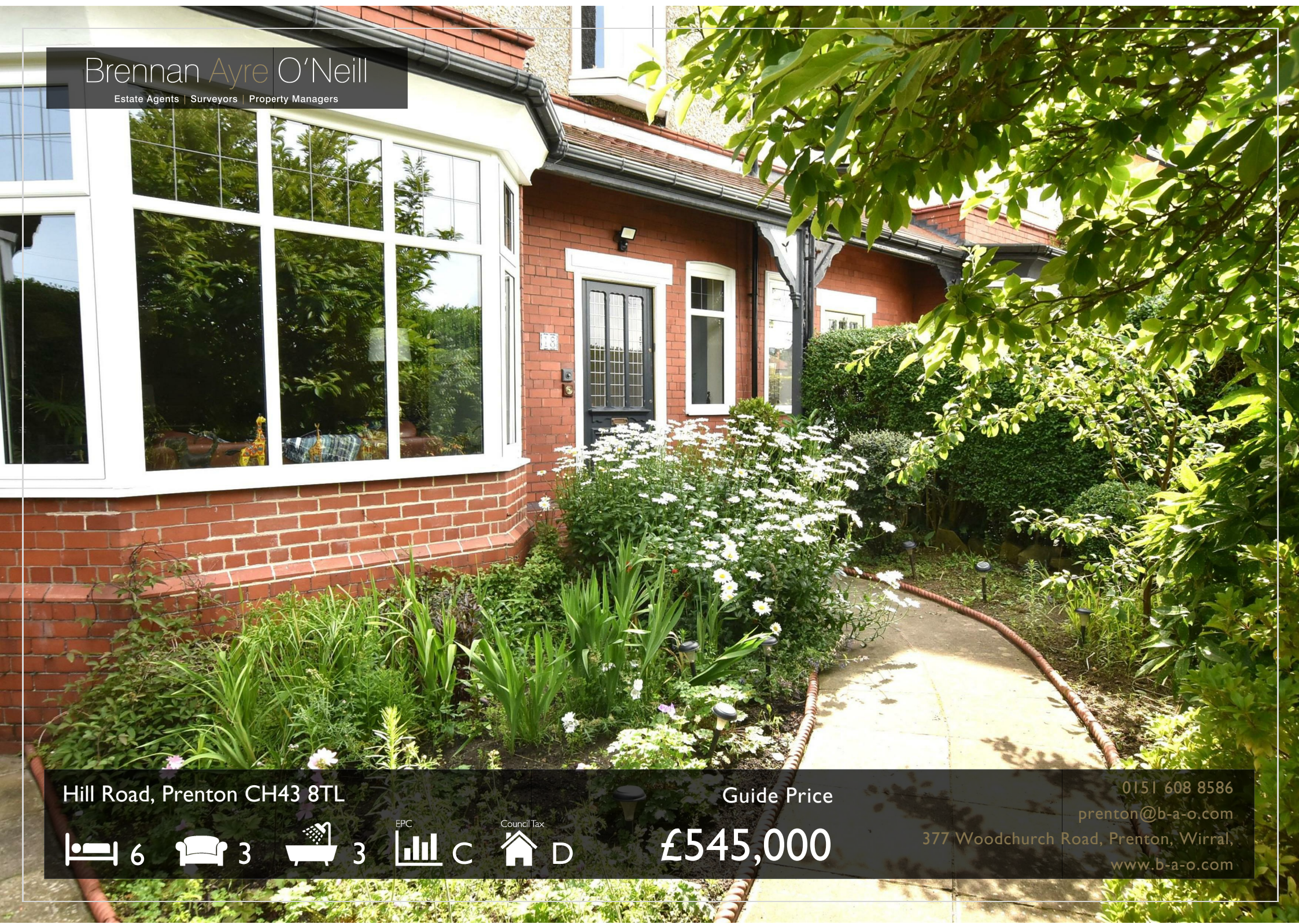
Second Floor
Approx. 45.5 sq. metres (490.0 sq. feet)



First Floor
Approx. 88.8 sq. metres (954.2 sq. feet)



Ground Floor
Approx. 119.1 sq. metres (1281.6 sq. feet)



Brennan Ayre O'Neill

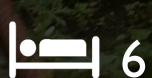
Estate Agents | Surveyors | Property Managers

Hill Road, Prenton CH43 8TL

Guide Price

0151 608 8586

prenton@b-a-o.com



£545,000

377 Woodchurch Road, Prenton, Wirral,

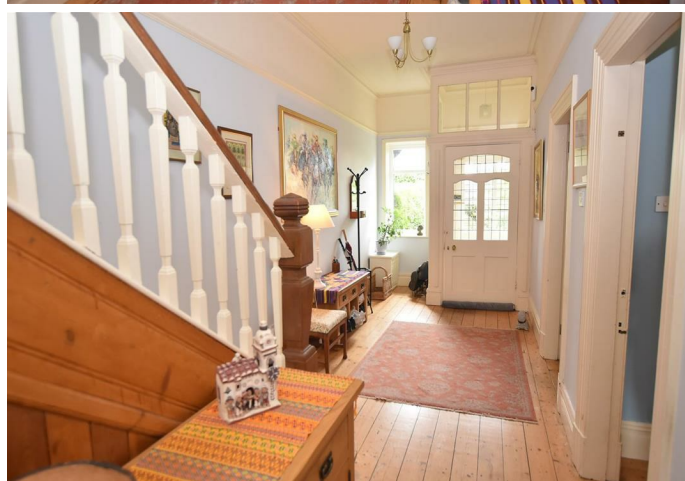
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Some of those features to look out for include servants bells, fireplaces and tiling or ceiling moulding. These have been retained whilst a general upgrade has continued over recent years. This includes the installation of a new gas central heating boiler; (extra insulation was also added to improve the efficiency of the house - now 'C' rated.) Beautiful solid wood flooring now covers most of the house. This is smart, rich coloured, and warm underfoot. The family bathroom, en suite bathroom and shower rooms are all recent smart additions to the home.

The window system has been replaced over recent years too with sash windows replaced like for like with a hardwood double glazed finish and front bay windows replaced with upvc units.

As you will see from our floor plan, rooms are perfectly well proportioned. There are two handsome main reception rooms and a snug or morning room at the lower level of the house. Adjacent to this are utility and cloakroom facilities beyond which is the large combined family kitchen with dining area.

This fabulous family kitchen room has a vaulted ceiling and deep floor to ceiling windows maximising the views and morning sun (whilst the front reception room is bathed in afternoon sunshine). The working kitchen area (with its granite like work tops) is clearly defined from the dining area.



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.



Up at first floor level are four bedrooms. The two principal rooms mirror the proportions of the two main reception rooms. The 'master' bedroom enjoys a particularly pleasant open aspect view. The second of these two bedrooms has en suite shower room facilities. A family bathroom with bath and shower cubicle is separate from the wc.

At second floor are two further 'double' sized bedrooms the larger of the two being especially spacious and having the benefit of a full en suite bathroom. Of course, being at the top of the house they are both lovely, bright rooms.

Outside and you can see how well screened the house is by the magnolia tree, centre stage to the garden. The drive stands to the side with parking in tandem for two. Around to the rear is a modest sized garden, laid to lawn with, to remind you, an immediate view of the open green spaces below. This is a mature featured garden with some of its content including a wisteria, laburnum and clematis.

Hill Road is a considerably quiet, wide residential road made up of predominantly Edwardian homes with little through traffic. It's a good location for all the usual services and amenities. Schooling is close at hand with St Anselm's a few minutes by car. Birkenhead Sixth Form College is just a ten minute walk whilst the nearest bus stop along Ashburton Road just two minutes as well as a regular ten minute bus service to Liverpool caught from the other end of Hill Road along Upton Road. Access to the tunnel can be as quick as five to ten minutes. For your directions please Sat Nav: CH43 8TL

