

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC



Council Tax

Bedford Drive, Rock Ferry

Guide Price  
£290,000

We would urge you to compare the square footage of accommodation of this semi detached house (formerly four bedroomed semi) with the floor space provided by the majority of homes that sit along this popular residential road. Our suggestion comes in the knowledge that this property, along with its attached semi, is considerably larger both for internal accommodation as well as for outdoor garden plot than their neighbours' properties - and significantly so.

With this extra large semi detached home comes a significantly large family garden. In fact we see (as you will on your leisurely tour around the house) that no room is compromised for space in favour of any other. Even or especially within the hall and landing areas which are generous in their open spaces. The hall, clearly different in shape to others, with its 'L' shape design and cloakroom; the reception rooms both bright and extravagant in square footage; the family kitchen dining room too is extra large, extra bright.

As we say, a property originally built as a true four bedroomed semi - now with that fourth bedroom converted into an interconnecting home office/study or playroom (we cannot class this as fourth bedroomed given it is interconnected to the third bedroom). Nevertheless this is a great 'room'; bright with two picture windows and with a garden view.

The rearrangement of bedrooms here makes for an especially spacious family bathroom - and a very smart one at that too; fully tiled with a four piece suite. This services the three really good sized bedrooms here at first floor. (Note how big the 'master' bedroom is even with the extra generous amount of wardrobe furniture fitted throughout the bedroom,





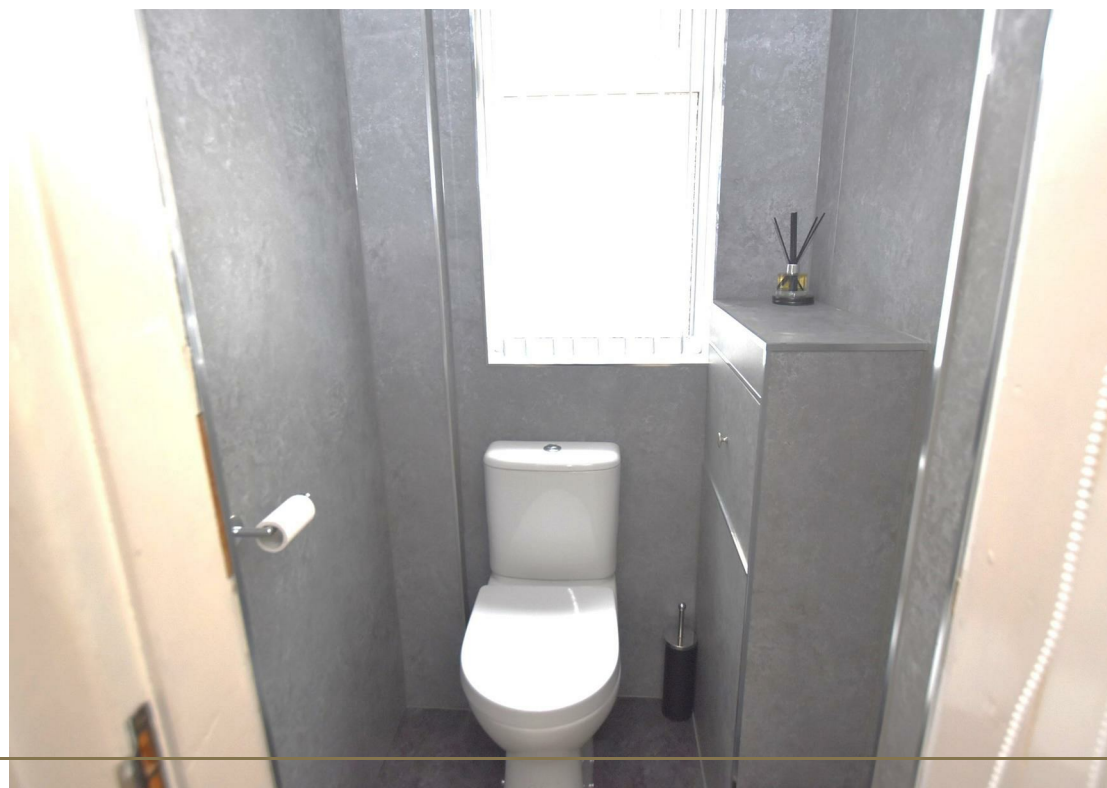
So too the outside of the house. Good off road parking to the front, clear to see from our introduction of photographs. Behind the wall to the drive lies an especially private patio area. One of various seating areas amidst this extra large, splendid and considerably private garden.

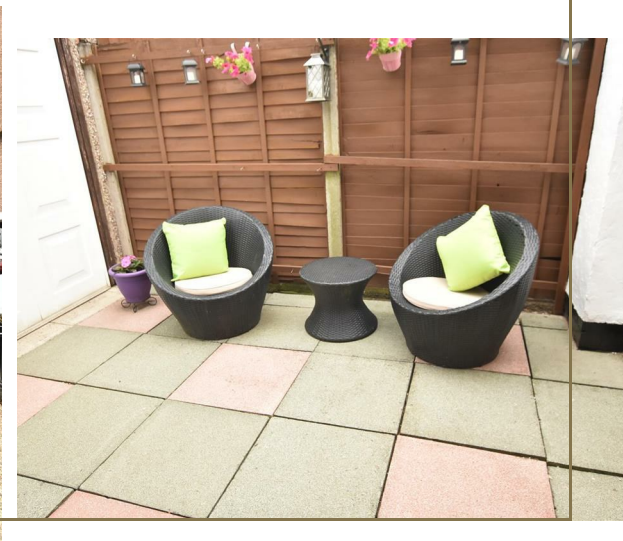
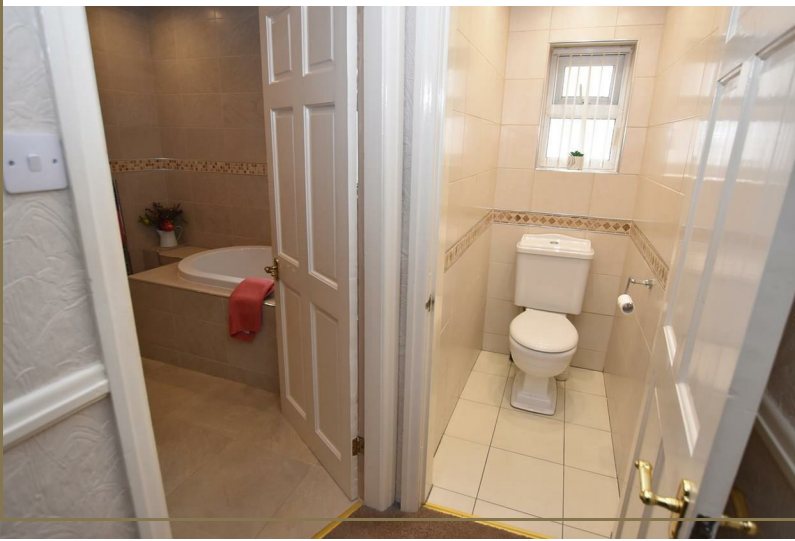
The original garage is a garage with pvc windows and flagged flooring. With no vehicular access, this is ideal for conversion to some form of studio perhaps. It has a depth of approx 21'.



Additional information we wish to share: No onward property chain and thus no unnecessary onward delays in the conveyancing and sale; the property was reroofed in 2019 with a full rewire in 2020 and a gas central heating boiler in 2021. The property has both gas central heating and double glazing.

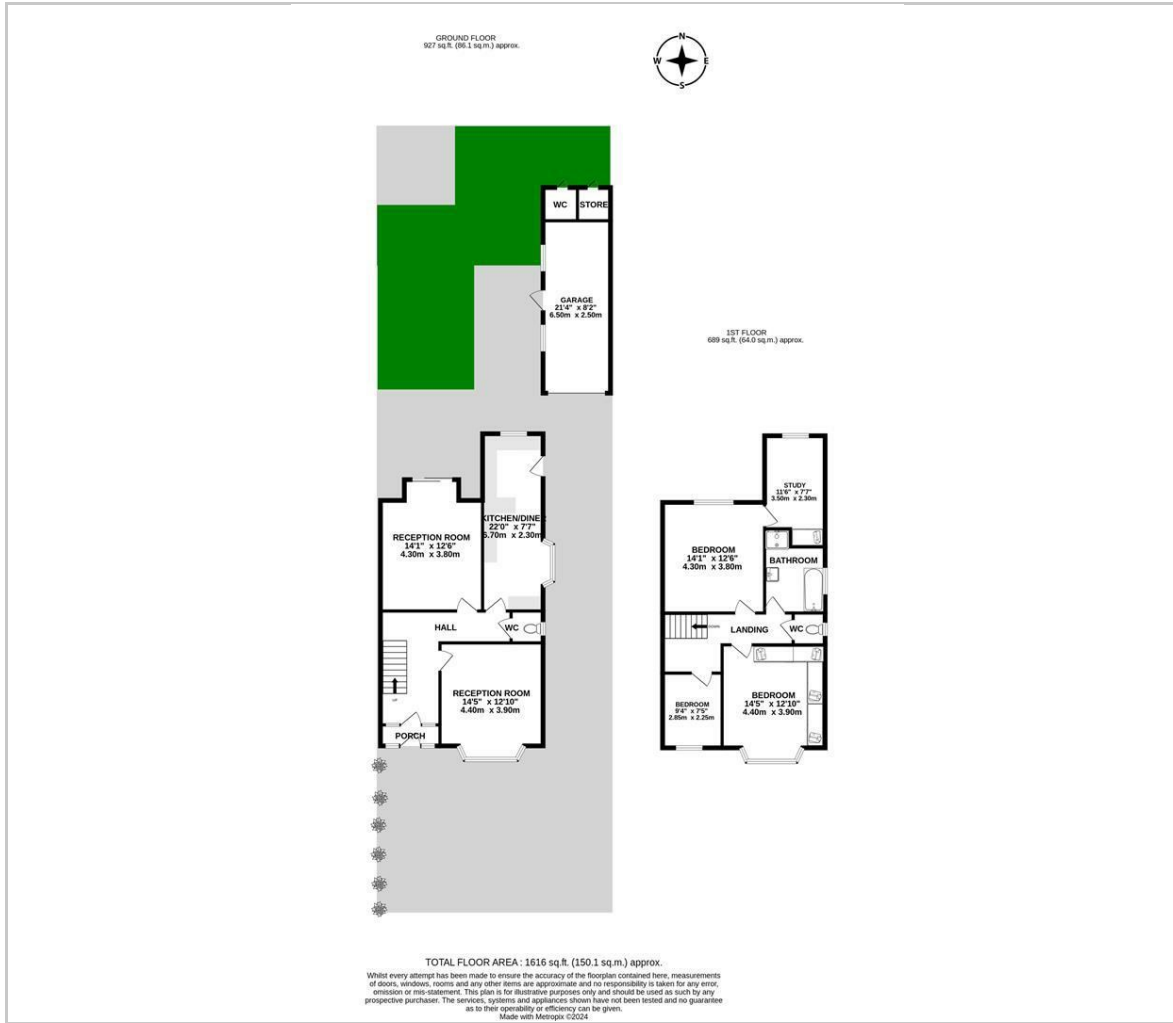
Our conclusions: this is a rare opportunity to purchase what is clearly one of the largest semi detached houses within the immediate area for both internal and outdoor space. This is a home (owned by the same family for 64 years - always and excellent sign) which whilst needing some cosmetic updating has been exceptionally well maintained over the years. This is also a home ideally suited for another growing family with proximity of daily amenities in mind - especially the primary school, Bedford Drive Primary School, which stands immediately opposite. For directions please Sat Nav: CH42 6RU







# 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**  
Estate Agents | Surveyors | Property Managers

377 Woodchurch Road, Prenton, Wirral,  
Tel: 0151 608 8586  
Email: prenton@b-a-o.com  
www.b-a-o.com

