

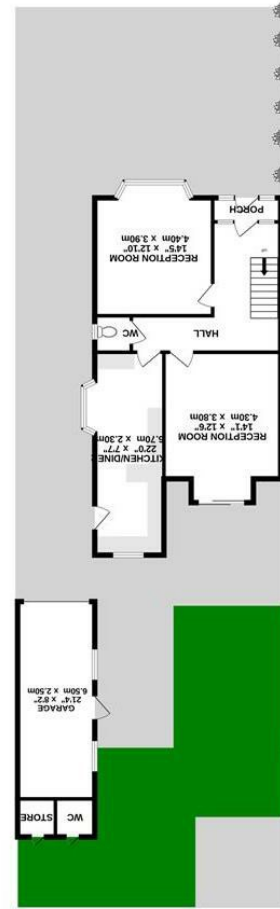


What every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, fixtures and fittings are approximate and no responsibility is taken by any agent or member of staff. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans were prepared by reference to the ground floor plan.

TOTAL FLOOR AREA: 1616 sq. ft. (150.1 sq. m.) approx.



089 sq. ft. (8.2 sq. m.) approx.



027 sq. ft. (2.5 sq. m.) approx.



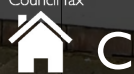
## Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Bedford Drive, Prenton CH42 6RU

Guide Price



£265,000

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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



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.



the primary school, Bedford Drive Primary School, which stands immediately opposite. For directions please Sat Nav: CH42 6RU

