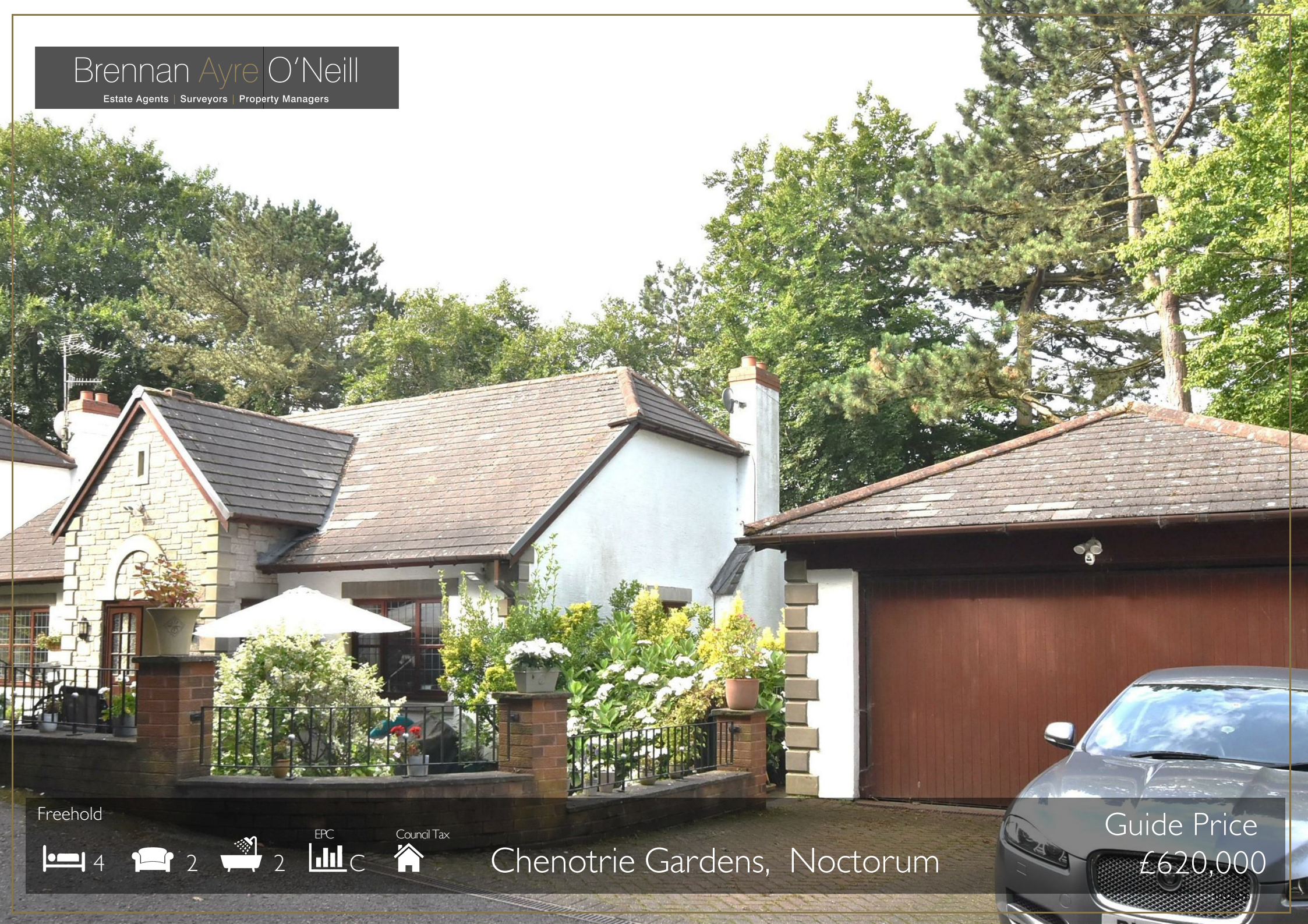


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



Chenotrie Gardens, Noctorum

Guide Price
£620,000

This is a two storey detached house set in its own very private garden plot with a detached double garage (also two storey) and with private gardens and patio areas. Its style and design, even 'quirky' some may say, is an interesting house design with bedroom accommodation at lower level rather than at first floor level. In simple terms then, and as the floor plan identifies, the ground floor accommodation comprises reception rooms, of which there are two main rooms together with a really good sized study and a snug/tv room (which we highlight on our floor plan as a possible 4th bedroom); a cloakroom and utility room and a rear facing kitchen and with three double bedrooms, en suite facilities and a large 'family' bathroom at the lower level..

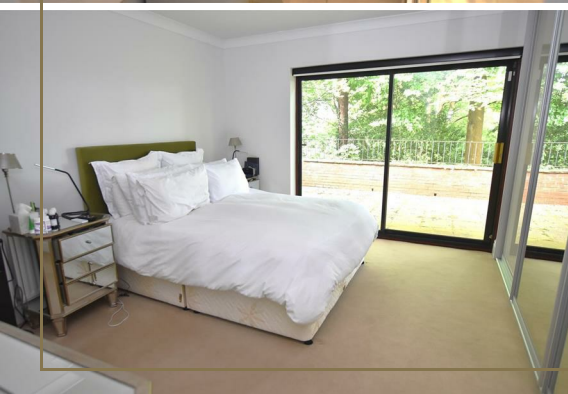
The property stands at the head of Chenotrie Gardens amidst a number of similar house types, enjoying a wooded south west facing back cloth and much privacy. Its a very quiet and relatively unknown quarter of Noctorum and no doubt for this reason amongst many that our clients have enjoyed their stay here for so many years. For it is also an immensely convenient location for easy access especially to Birkenhead School, BHSA and St Anselm's all but five to ten minutes at the very mist away by car, for a quick dart to for the tunnel and the motorway etc..

understanding the nature of the site, as you will, the views are appreciated from all principle rooms of the house including both the main living room with its balcony and master bedroom with its access to ground floor patio and garden areas.

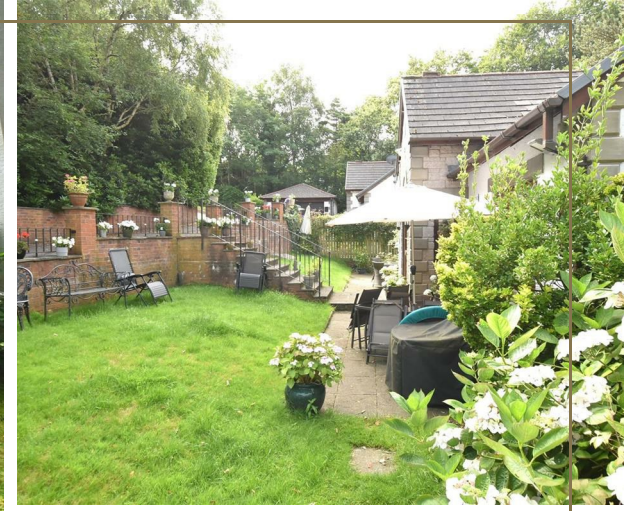
The views out to the front are private too and in fact unexpectedly perhaps extend some way over and beyond the privately shared drive - so peaceful a spot in fact you'll often see our client take morning coffee on the front garden...take a look at the title plan attached.

So for your directions you'll find Chenotrie Gardens off Noctorum Road, with our house

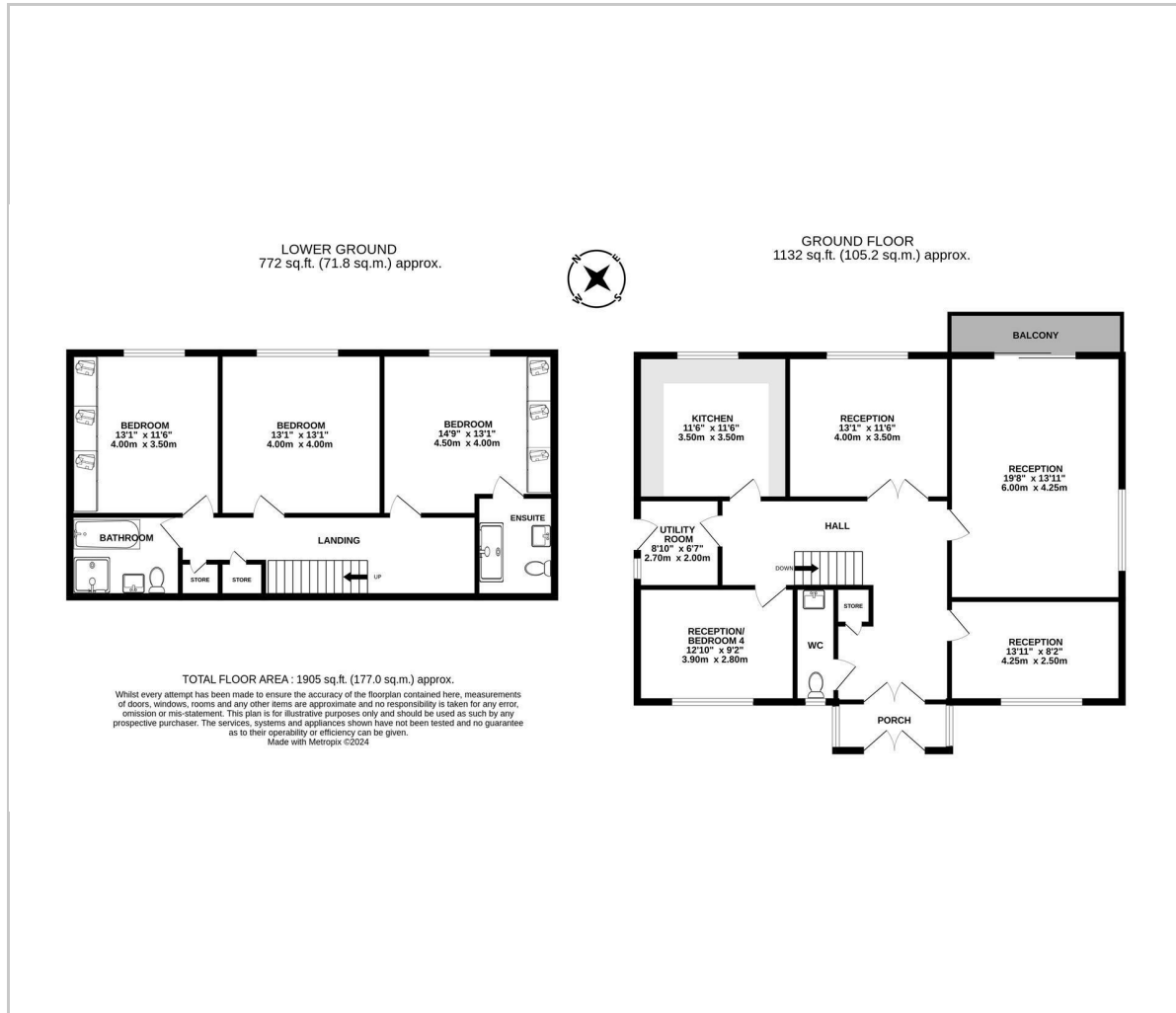




well up and tucked away at the very top. For your directions please Sat Nav: CH43 9WU



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.

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