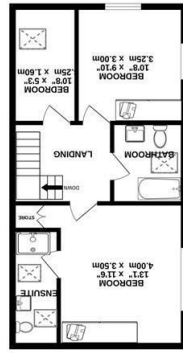
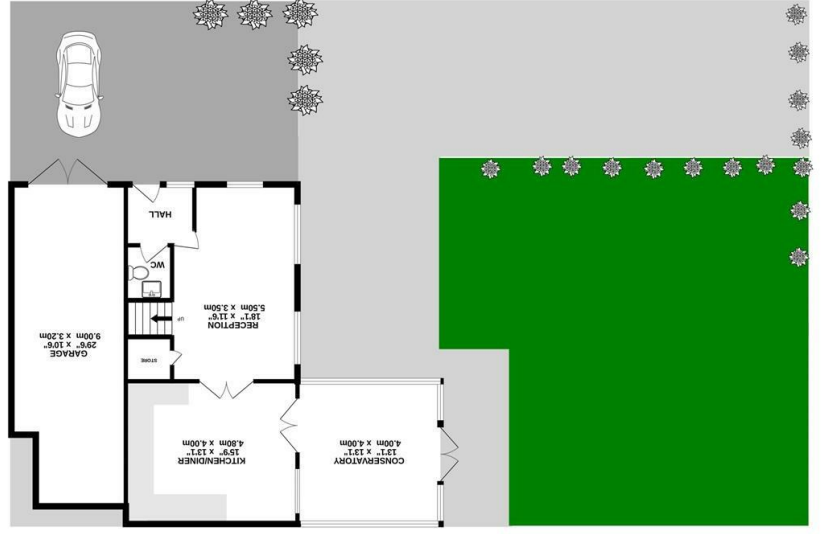


When every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or accuracy can be given.  
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TOTAL FLOOR AREA: 1444 sq ft (134.1 sq m) approx.



1ST FLOOR  
 489 sq ft (45.4 sq m) approx.



GROUND FLOOR  
 955 sq ft (88.7 sq m) approx.



**Brennan Ayre O'Neill**  
 Estate Agents | Surveyors | Property Managers

Templemore Road, Prenton CH43 2HB Guide Price

3 2 2 C E

£425,000

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



Whilst we recognise that the property requires a modicum of updating, the accommodation does offer comfortable and sensibly sized rooms for those looking perhaps to downsize from within the village. The property does benefit from gas central heating, timber sealed unit double glazing - which extends to the conservatory (the latter with radiator and gas fire). There is an attractive wood block floor inset to the whole of the ground floor. A cloakroom suite is tucked neatly off the entrance hall.

The gardens are generous in size and they include a patio area. A five bar gate opens off Templemore to a parking bay for two whilst over to the left hand side there is additional parking for a caravan/motor home etc. Please note our last outdoor photo shows off how the sun shines on the garden even in the afternoon with the sun shining behind the side of the house and on to the garden, laid to the other side - meaning sun most of the day.

The property is located just a few minutes walk from the very centre of the village. For directions please sat nav: CH43 2HB



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.

