

Brennan Ayre O'Neill

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Freehold



Mere Farm Road, Oxton

Guide Price
£385,000

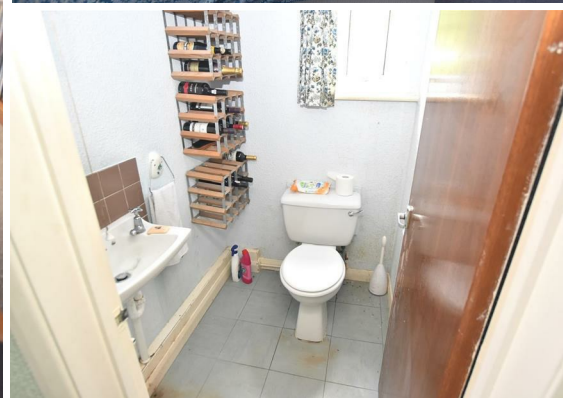
A hugely desirable location; 'much larger than it looks' accommodation and a fabulous corner plot position with twin garages, and extended accommodation together with a south facing rear garden: Some other key features to this ready to view and now vacant four double bedroomed detached house with garage include...

Let's start with the location. Standing on the corner of Mere Farm Road and Farndon Way; a walk to Birkenhead School may take ten minutes. In the other direction, that is along Farndon Way (both quieter roads within the district) and in the same time you can find yourself at Oxton Cricket and Sports Club. Oxton Village itself is three minutes or so by car. Mere Farm Road is a particularly quiet road which in one direct leads into Noctorum Lane. For your Sat Nav: CH43 9TS

With regards to 'larger than expected accommodation: With the ground floor extension which was added some years ago now (tiled roof); the accommodation offers excellent family space. The main hub, of course, will be the generous proportioned kitchen come breakfast room with room - see floor plan). There are also two good reception rooms, interconnecting with a pair of double opening doors. A study sits to the front of the house with a cloaks cupboard and cloakroom with WC etc within a square hall (note the size of the porch for prams, wellies, bikes).

Meanwhile upstairs and to a similarly good sized landing area to match the hall, are four really good bedrooms and shower room



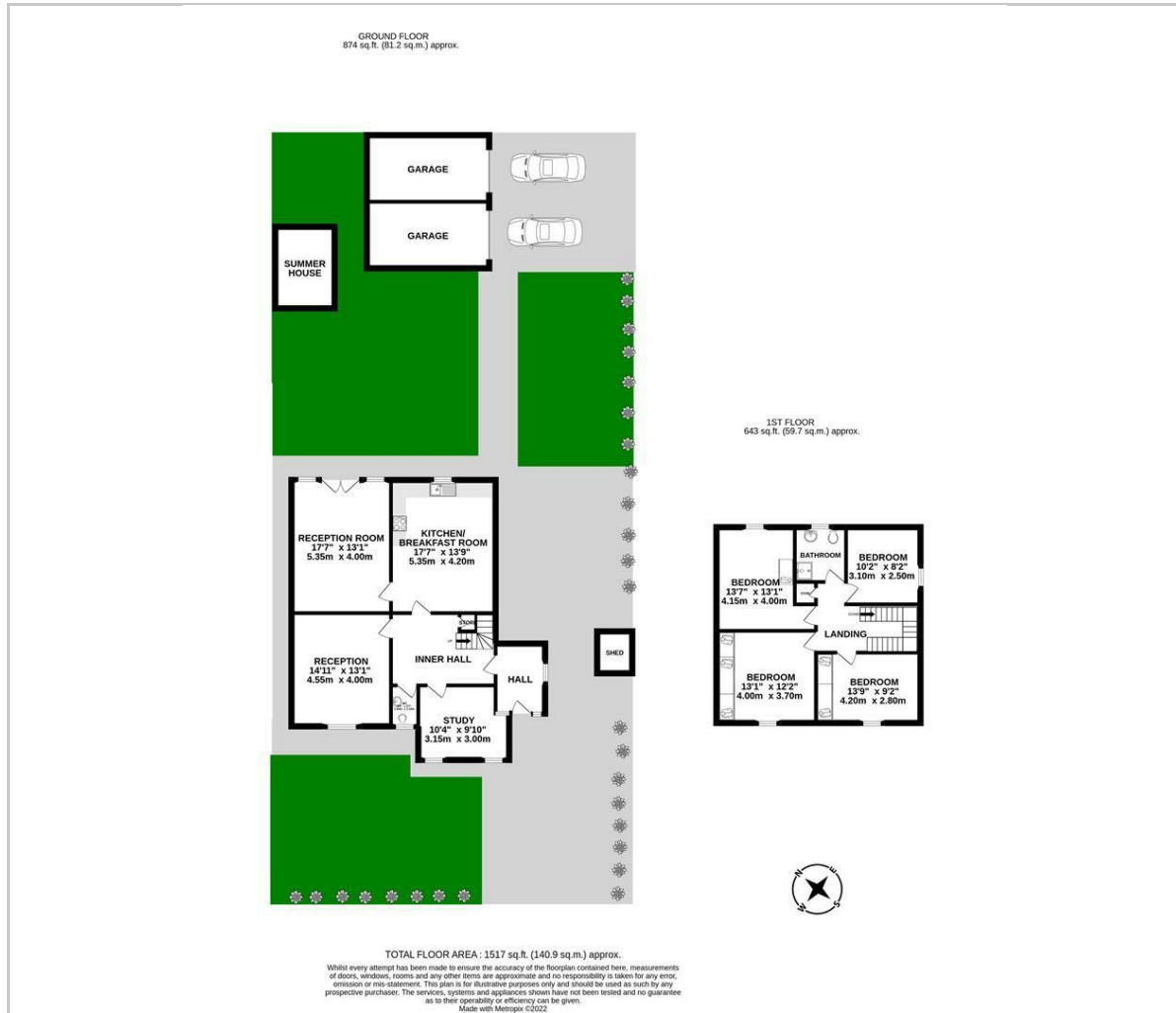


Outdoors
With reference to the corner plot this particular plot has well screened boundaries. The front of house, right up to the threshold, overs a considerable amount of privacy whilst the garden to the rear is not overlooked. There is a considerable amount of land to the sided of the house too. Finally note that both single garages with access off Farndon Way are included in the sale.

This is a house that needs updating however, in our view at least, it is certainly 'move-in-able' for one to upgrade/decorate a room at a time.



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.

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