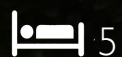


# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC

Council Tax



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Sandstone Rise, Prenton

Guide Price  
£560,000

A lot of creature comforts in this show house of a home - it's where to start with the list that we struggle with...

So, given the location is always hugely important whether you're going to be 'living it up' as on this occasion, or dossing in somewhere more humble; we'll start with that.

Brancote Road is considered one of the quietest residential roads interrupted only by 'L' drivers whose instructor consider it to be so. However it's convenience for all the usual facilities and amenities you'd would expect close at hand including schools. Some well regarded schools at that, all no more than a ten minute walk away or a few minutes by car.

To the luxurious comfort that lies within with our selection of photos, we hope, wetting your appetite. You'll notice no lights on anywhere in this house for our photography, showing off just how bright the brightest areas of this hugely welcoming and generally light home is.

Of course the main feature to this just four year old premier house is the extra de luxe open plan combined living and kitchen room with its super smart kitchen display and bi fold doors to a significantly extra component that makes for an extra special home purchase - a maintenance free garden; but not any old garden but a garden with a handsome sandstone wall, patio areas, a gazebo as well as a fabulous home office/studio.

Back to the accommodation has within the house and note that apart from the family 'hub' there's a second front reception room - see photos and floor plan. Of course there's a cloakroom suite on this level whilst at first and second floors and to service the four double bedrooms there are two bath/shower rooms on each floor.





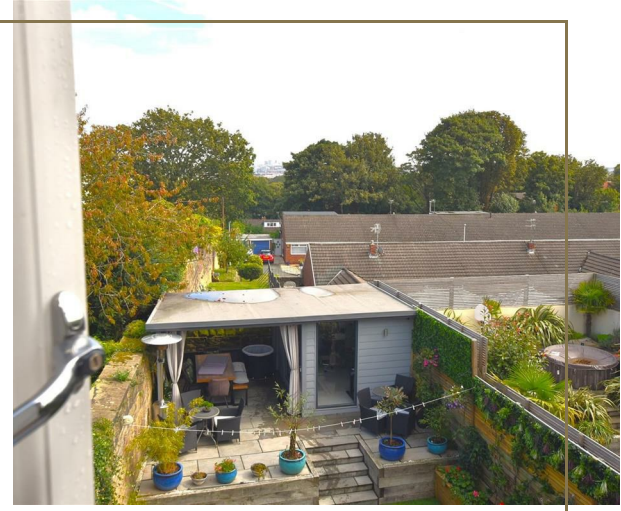
to be precise there are two en suite rooms and a 'family shower room and full bathroom - pretty much a suite for each bedroom: that's luxurious in our book. Along with that facility there's a fine selection of bedroom wardrobe furniture too together with one extra deep store cupboard.

High standards, appealing finishing, contemporary designs - all as we have said hugely engaging, comfortable and very much, in our view at least, worth a serious look. But its not just about the location or the family accommodation but the position of a house and how its sits amongst its neighbours' is possibly just as crucial. Sandstone Rise is a new (4years) development of just six three storey homes, presented within a small close with a Scandinavian influenced design. So, from the use of wood, of slate relief, timber fronted garaging and enhanced by a light granite block drive - very effective, very appealing.

And of course such a new home comes with an excellent level of maximum insulation - see EPC rating - and bear in mind that a solar panel system installed just 12 months ago makes their own serious contribution to minimum costs too.

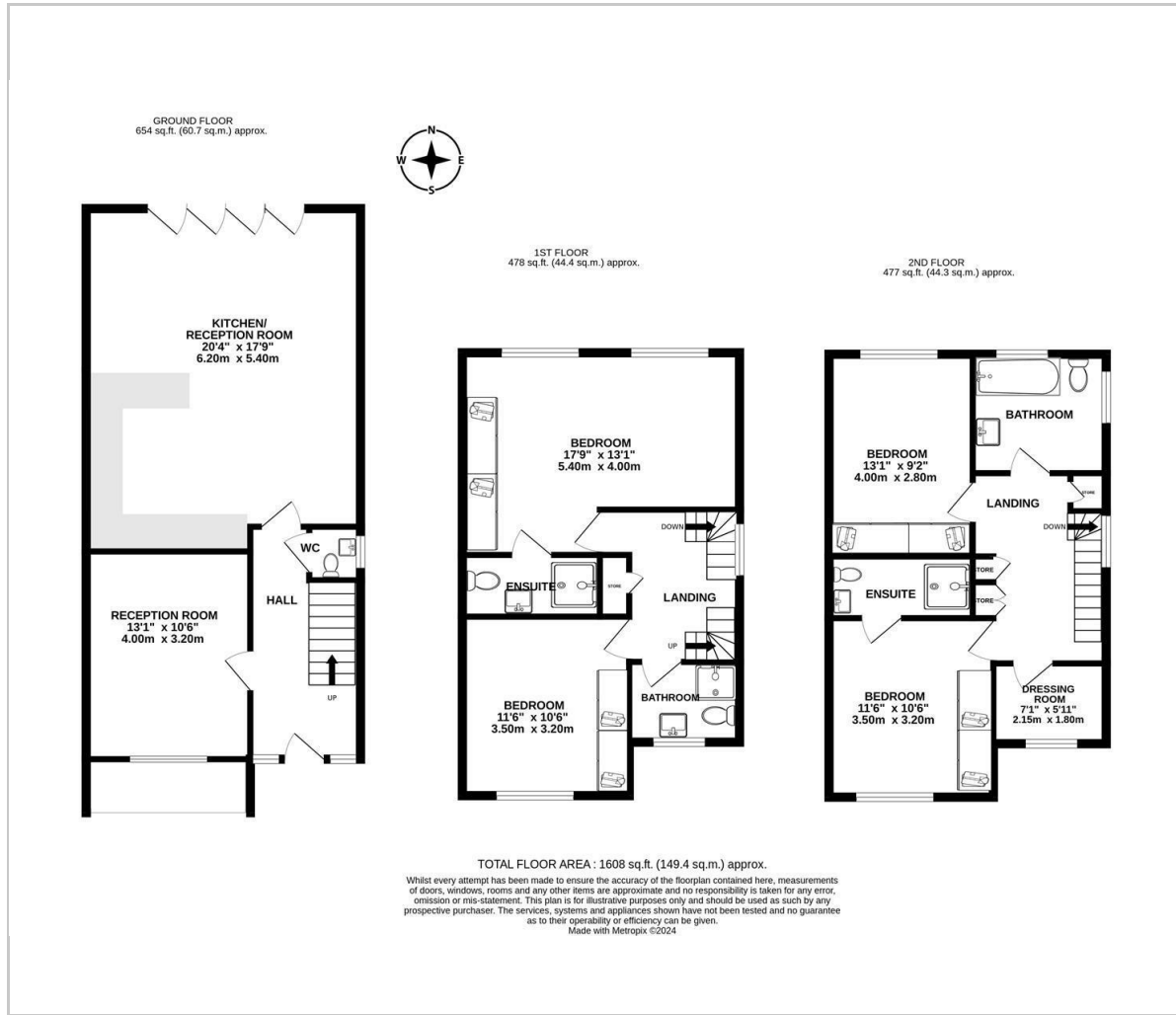
And of course such a new home comes with an excellent level of maximum insulation - see EPC rating - and bear in mind that a solar panel system installed just 12 months ago makes their own serious contribution to minimum costs too. That 'communal' drive requires a small contribution of @£300 per annum. to keep it looking a ship shape, or the Swedish equivalent. To find this beautiful home and its setting sat nav: CH43 6WD







# 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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