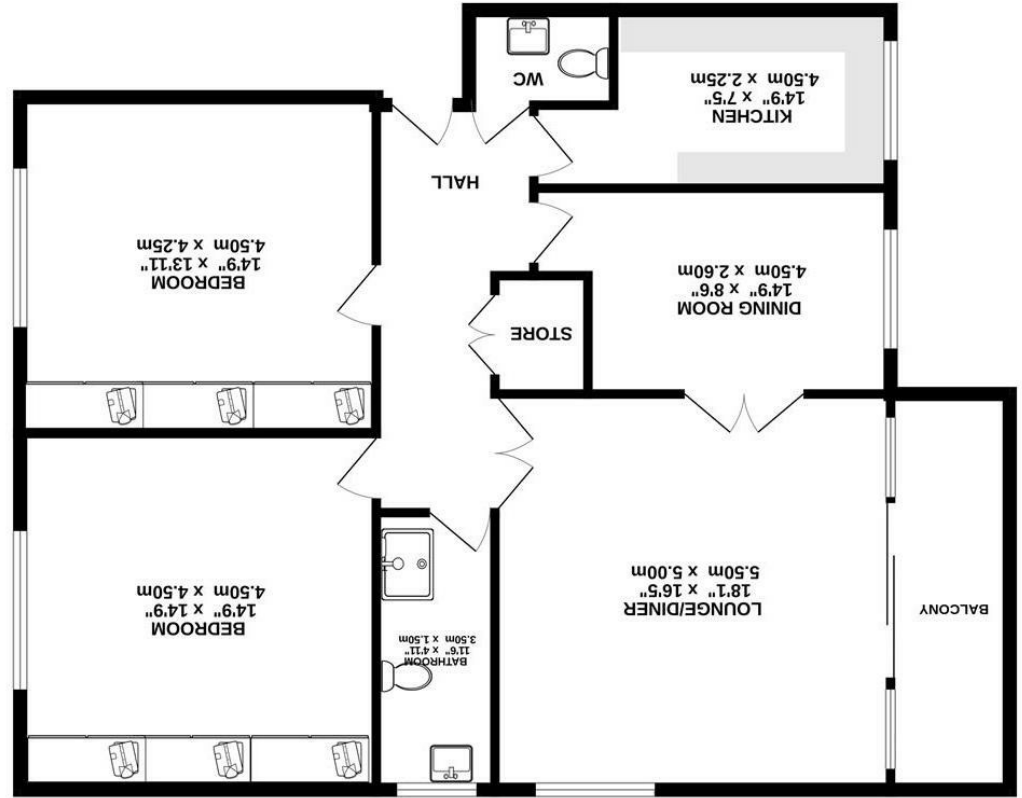




What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms and other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency and the price.



MID FLOOR
1178 sq.ft. (109.5 sq.m.) approx.

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



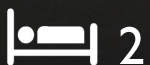
11 Waterford Road, Prenton CH43 6US

Guide Price

£275,000

0151 608 8586
prenton@b-a-o.com

377 Woodchurch Road, Prenton, Wirral,
www.b-a-o.com



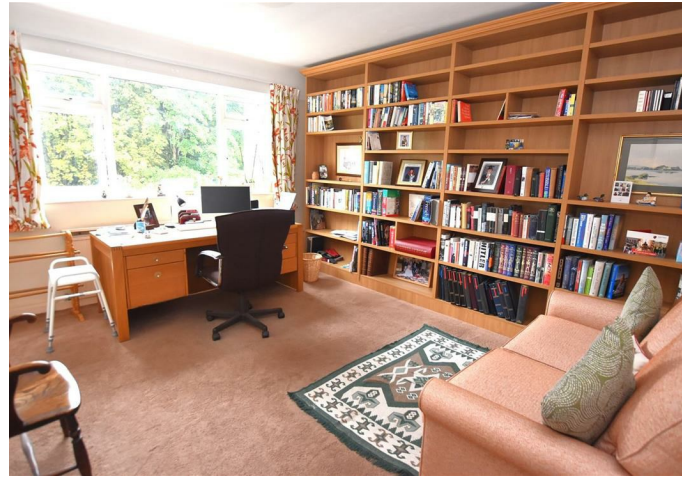
Last although by no means least then is the garaging. Fabulous space is provided within the underground and secured parking facilities with two dedicated parking bays provided. (ample visitor parking stands on the forecourt of The Garth.

The property is leasehold with £160 per month current service charge, with no ground rent and a long lease remaining. There'll be no onward chain to this property sale.

Location

Waterford Road is likely to be one of the very most peaceful roads within the Oxton district. However, no more than a five minutes walk away there's a bus service which runs along Bidston Road. A five minute drive will take you to Oxton Village and a few more minutes will have you to the tunnel or the motorway.

For directions please Sat Nav: CH43 6US



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.

