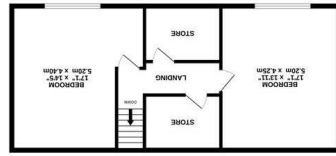


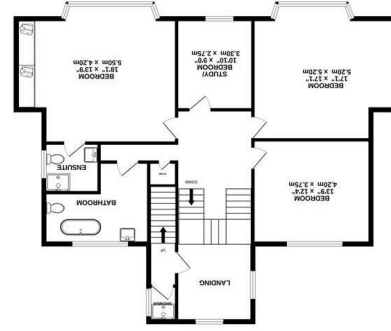


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms or individual rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or reference can be given.
Made with Metagick 2023

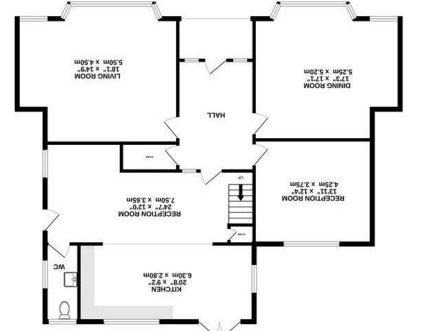
TOTAL FLOOR AREA: 3262 sq.ft. (303.1 sq.m.) approx.



2ND FLOOR
656 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
1245 sq.ft. (115.7 sq.m.) approx.



GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Beryl Road, Prenton CH43 9RS

Guide Price



£650,000

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

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

The over generous sized family kitchen arguably takes in the best views of the garden at ground floor. Tucked away and over to the right of the room are full cloakroom facilities. One of the three reception rooms also takes in the rear garden view whilst the remaining two rooms are front facing but also come with a private aspect.

Up at first floor you will find four bedrooms; a 'master' bedroom with smart en suite shower room facilities (under floor heating) and a full, modern four piece bathroom suite. At the bottom of the stairs leading to the two second floor bedrooms is a shower room. Up at this second floor level there are two similar sized store rooms that offer potential for conversion into bathroom facilities to service these two double sized rooms specifically

We hope our photography convey room sizes, natural brightness of the house and of the overall appeal of this smartly presented home.

Beryl Road has always proved very popular with growing families when both schooling and large garden plots are on the priority list. Check out how close the schooling is nearby and rather commute passed it daily, why not start your very brief commute to a number of popular local schools from this very spot - and then carry on through to the tunnel for work in city. For directions please Sat Nav: CH43 9RS



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.

