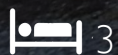


Brennan Ayre O'Neill

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Freehold



Vyner Road South, Noctorum

Guide Price
£575,000

As you can determine from our site plan to be found amongst our selection of photos; Heron's Gyll stands within quite a substantial plot situated to the end of Vyner Road South where it meets Upton Road. A large semi circular drive offers ample parking in front of this double fronted, three double sized bed roomed bungalow. The property comes with an integral garage to the right or north side of the property with mature gardens extending to this same side and opening out onto the south west facing main garden plot. A garden plot which is private and well screened to the boundaries.

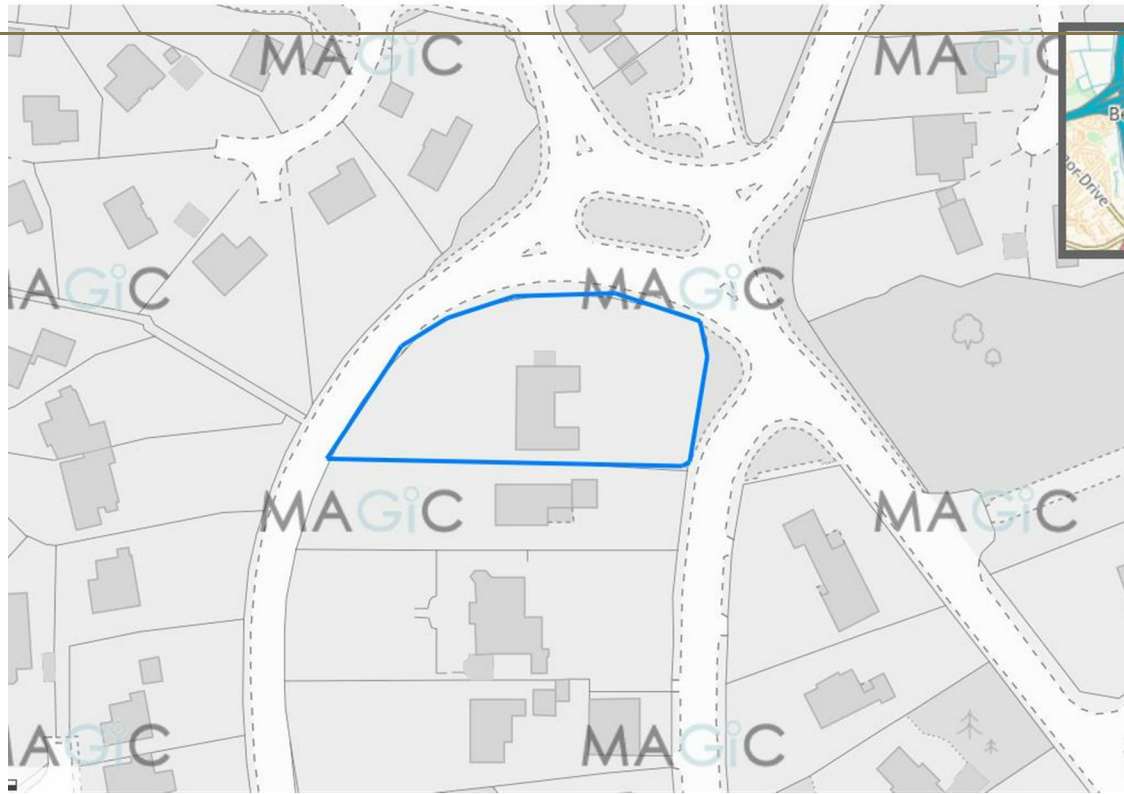
Internally the property comprises a central hall directly opposite of which is the main living room. This room together with the separate dining room and kitchen/diner and master bedroom all have direct and private views on to this large garden. Off the kitchen/diner a garden room benefits from different garden aspects.

Of course, given the nature and size of the plot there is much scope to extend to the rear, the side or even above depending on your requirements.

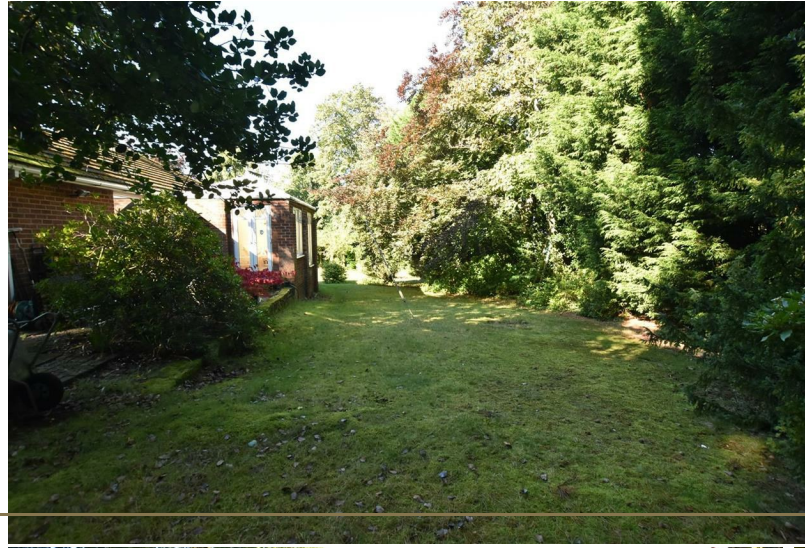
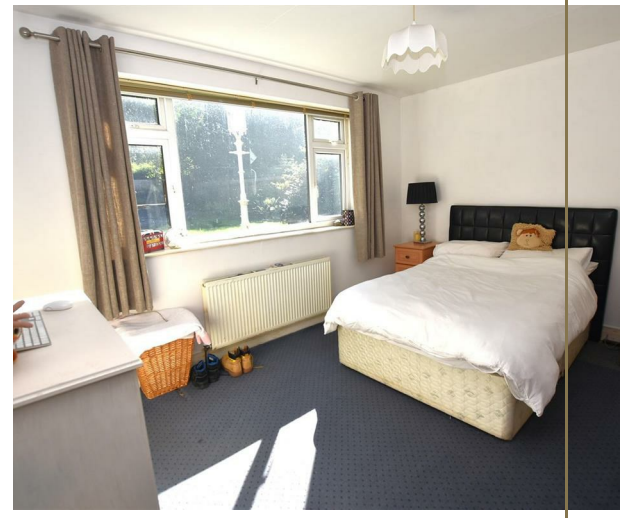
The main bedroom has en suite shower facilities whilst the two remains bedrooms are serviced by further shower room facilities. There is also a large cloakroom with suite, located to the other side of the hall.

The property has both double glazing and gas central heating.

Sat Nav: CH43 7PP for directions. This is a premium Noctorum location. The property is a five minute car journey to Bidston Station (free parking); a large Tesco store, M&S food hall, B&Q as well as access to the motorway for Liverpool. Schooling includes St Anselm's College for boys; BHSA school for girls; Birkenhead School (co-Ed) and Birkenhead Sixth Form College all within that same five minute radius.









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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of 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 the property.

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