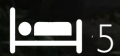


Brennan Ayre O'Neill

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Freehold



Birch Road, Oxtun

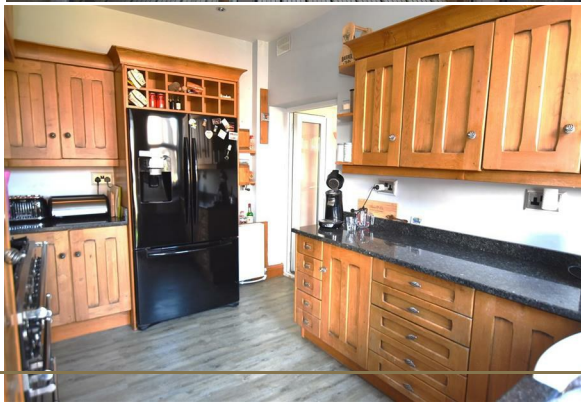
Guide Price
£575,000

Not very often properties come up for sale in Birch Road in Oxtou and this is a particular fine and well-looked after example of a traditional five bedroomed Edwardian semi-detached family house. A very pleasant road, Birch Road runs between Fairview Road and Storeton Road and the house is about a fifteen minute stroll into Oxtou Village and five minutes to the Rose Gardens of Oxtou Fields. With four reception rooms, five good-sized bedrooms and three bath / shower rooms, this is an opportunity to buy a generously proportioned family house.

Set well back from Birch Road, this property enjoys a deep private drive with ample parking for up to five cars. The vestibule has the original traditional floor tiles typical of the Edwardian period. The large welcoming long hallway has hard wood flooring with two well-decorated reception rooms off to the right-hand side. The front reception room has a bay window and a sunny aspect and the second reception room is cooler and has access to a small decked balcony which is ideal for sitting out with a morning coffee as it has the sun until about midday

Steps down at the bottom of the hall lead to a spacious dining room which in turn leads on to the bespoke solid oak kitchen with granite worktops and range cooker. Double French doors off the kitchen, at the end of the house, give access to the large conservatory which, due to the insulated internal ceiling, is a very comfortable year-round additional reception room. As an added bonus, there is a wet room with a full bathroom suite on the ground floor.

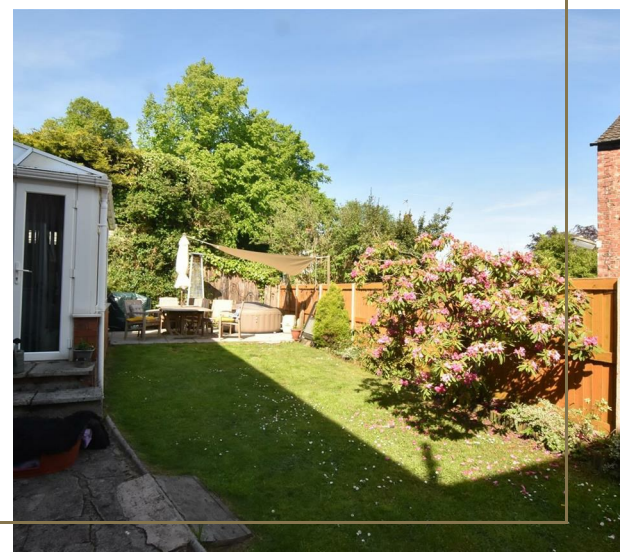
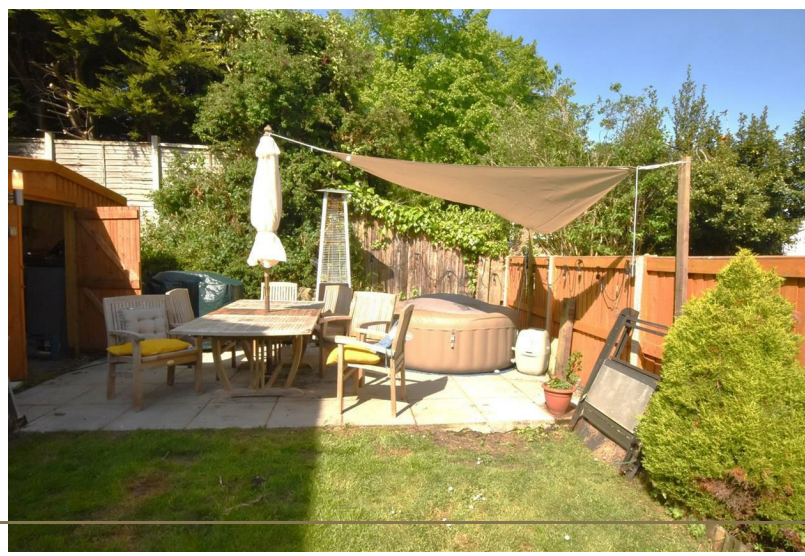
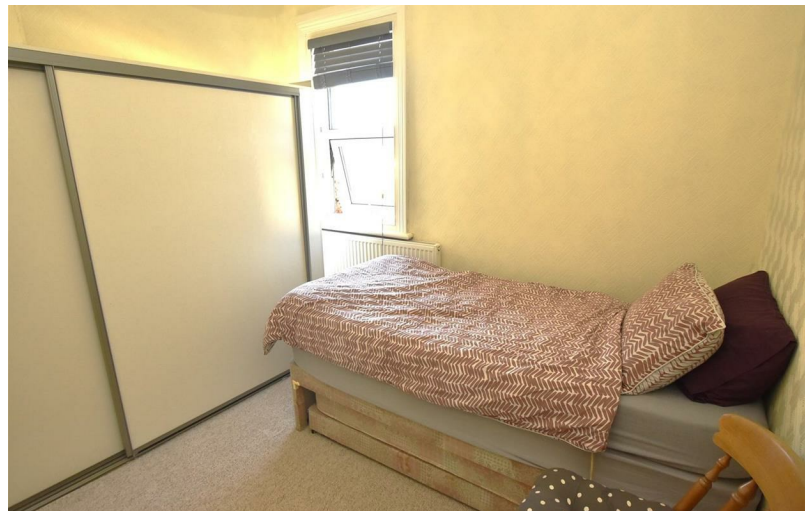
Up at first floor level there are five good sized bedrooms, one of the smaller ones is currently in use as an office space. Three of the further bedrooms have fitted wardrobes and the master bedroom also has an en-suite with toilet, sink and shower. A further smart shower room with his and her sinks, toilet and bespoke shower services the remaining bedrooms.



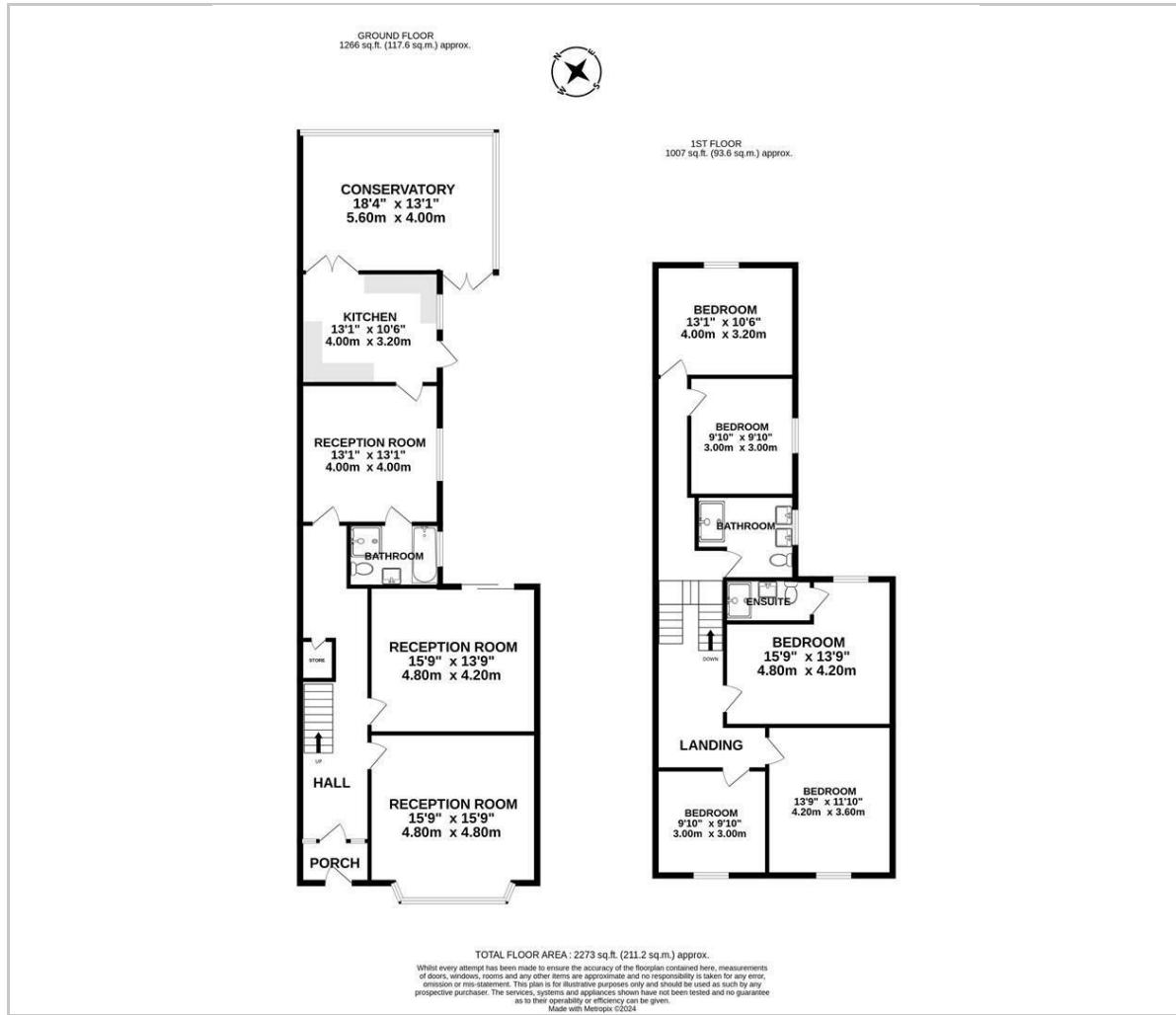


Outdoors
Outside are mature gardens with a further patio at the end, which catches the sun most of the day, and a substantial garden store with light and power.

Birch Road directions via Sat Nav: CH43 5UA.
The property stands around about mid way along Birch Road on the right hand side were you to walk up the road (rather than down).



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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