

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC



Council Tax

Prenton Village Road, Prenton

Guide Price  
£325,000



A very impressive SHOW HOUSE - that's our absolute conclusion - and whilst this is not a New Build home it very much feels like it; even better perhaps. Especially with all the new extras added, the streamline finishes, the immaculate, neutral decor. For much, over and above a splendid tiled roof extension, is to be looked out for during your viewing.

In no particular order we would highlight the home entertainment centre in the living room; the new bank of floor to ceiling kitchen units housing brand new ovens in what is a beautifully presented and finished five year old kitchen (with breakfast bar); the acres of Karndean flooring running throughout the ground floor; the upgraded internal doors, the sky light (two) to the rear extension together with deep windows looking onto a private garden; a brand new shower cubicle within the master bedroom, CCTV to front and rear of the house and the newly extended drive offering parking for three....

Moving on specifically to the accommodation: a house built with every intention and floor space for a four bedroomed home, our clients decided to indulge themselves by instructing the builders to have the front two bedrooms left as one XXL bedroom. The outcome of which is a considerably opulent suite; a vastly larger than usual bedroom suite with over generous built in wardrobes and with an en suite shower room. There are two front picture windows (all windows of the house come with plantation blinds) ensuring this handsome room has plenty of natural light....

In fact all of the first floor is nicely proportionate to the wealth of space at ground floor. From this bedroom suite, to a good square landing (and useful storage off) to two matching in size double rear bedrooms (see floor plan) serviced by a combined bathroom.





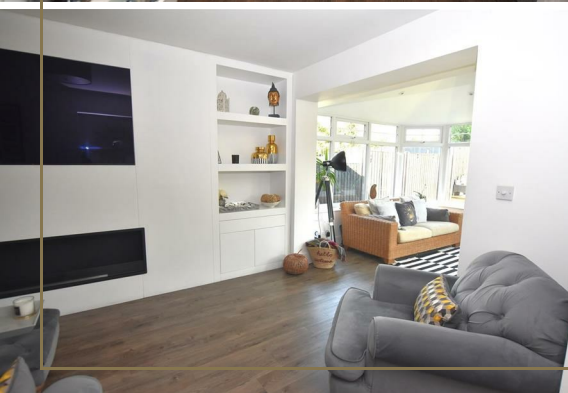


The ground floor accommodation offers not just a considerable amount of floor space but versatile space too. There is an open plan design to the house at this level although at the same time there is a clear definition between the living room and the dining room. Both reception areas open to this full width of house fabulous extension. So there are already three clear living areas; the entertainment centre (suitable for a 65" flat screen and with an integrated bio ethanol living flame fire below) being the obvious focal point to the mainly used living room.

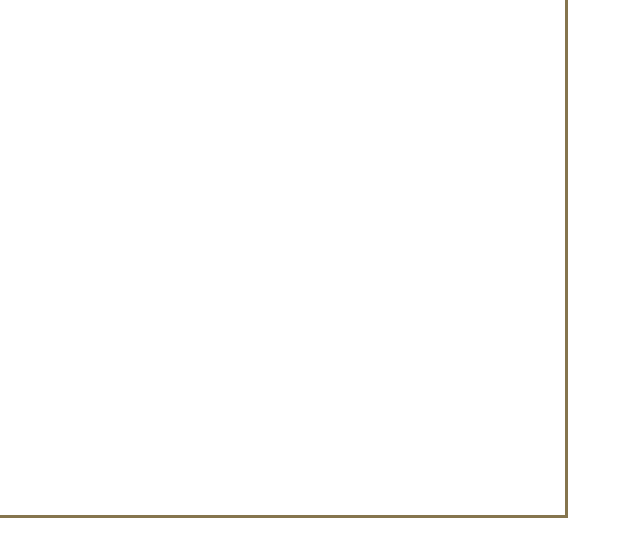
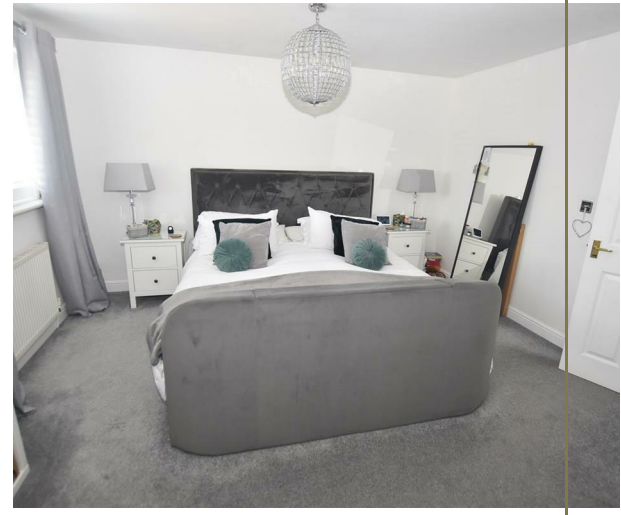
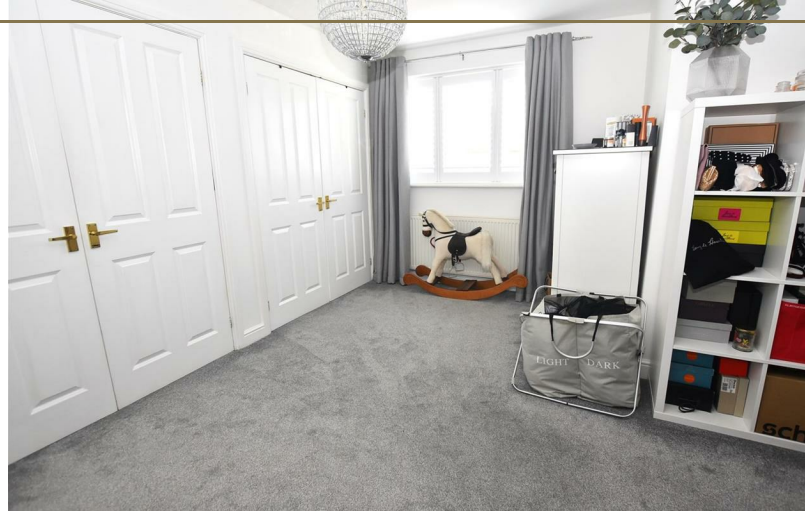
This fantastic tactile, super neat and beautifully presented kitchen is front of house; offering room for four around the breakfast bar. Adjacent is a separate reception room - tv room; study etc. To complete the ground floor and off a rather attractive hall with internal glass doors to each reception room is a cloakroom suite.

Altogether then a hugely impressive house with lots of accommodation to offer, lots of space to enjoy, plenty of refinements to benefit from

A central location within Prenton; Prenton Village Road is five minutes from the main shopping area of Prenton and access to the motorway. For directions please Sat Nav: CH43 0TF



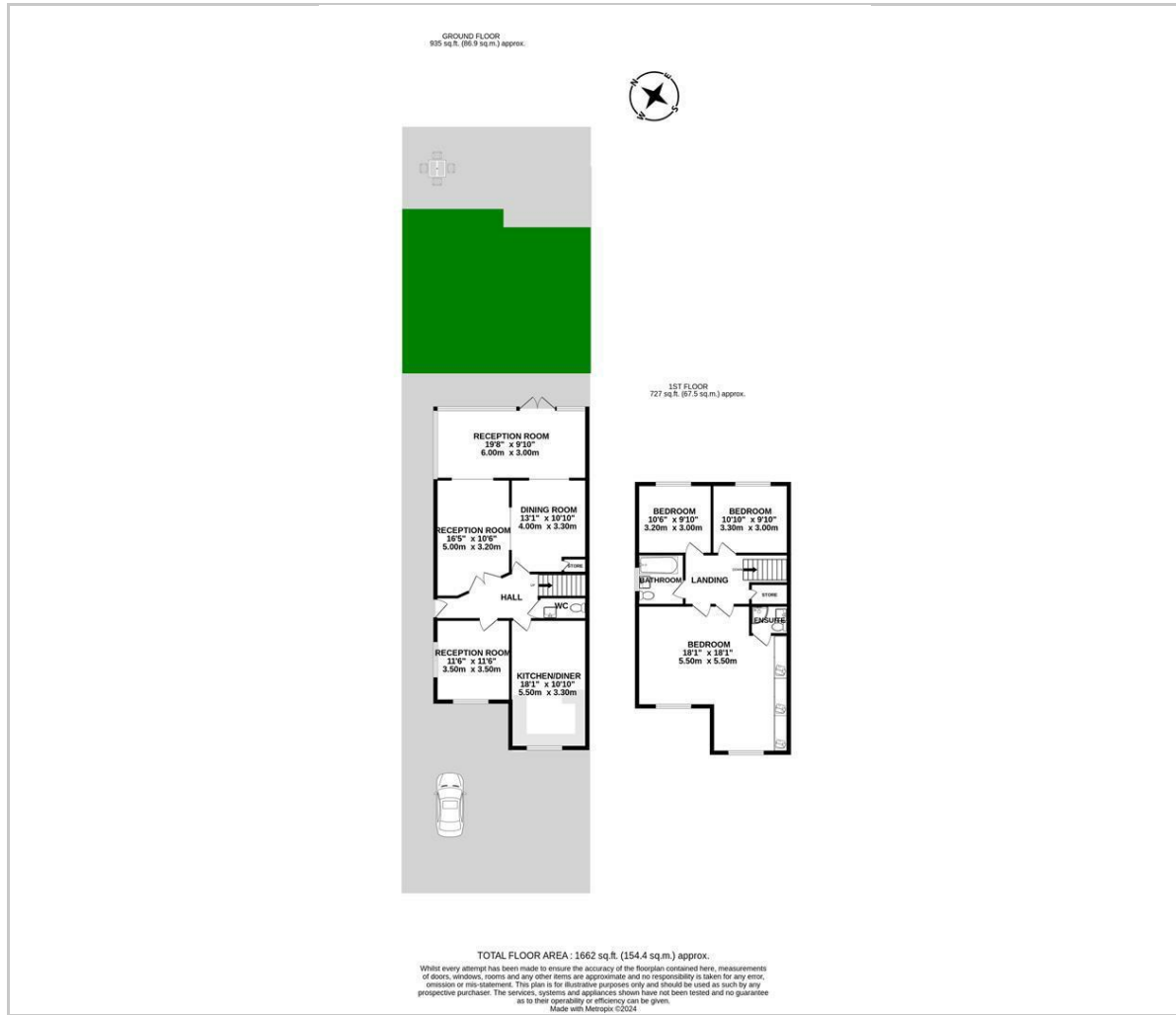








# Floor Plan



## 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.

**Brennan Ayre O'Neill**  
Estate Agents | Surveyors | Property Managers

377 Woodchurch Road, Prenton, Wirral,  
Tel: 0151 608 8586  
Email: prenton@b-a-o.com  
www.b-a-o.com

