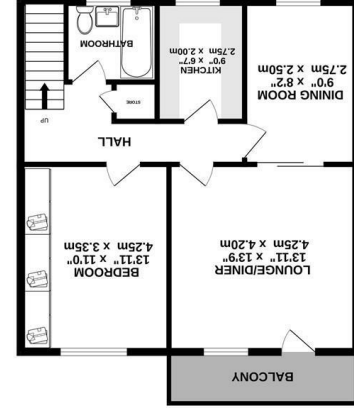
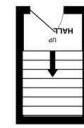
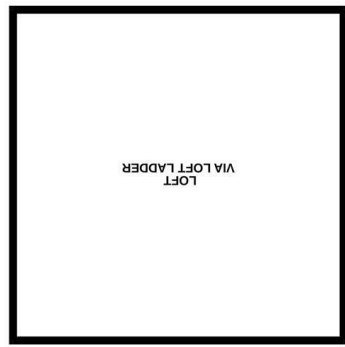




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Meopix (2024)

TOTAL FLOOR AREA: 1427 sq.ft. (132.6 sq.m.) approx.



## Brennan Ayre O'Neill

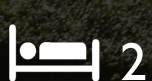
Estate Agents | Surveyors | Property Managers

Storeton Close, Oxton CH43 5XB

Guide Price

0151 608 8586

prenton@b-a-o.com

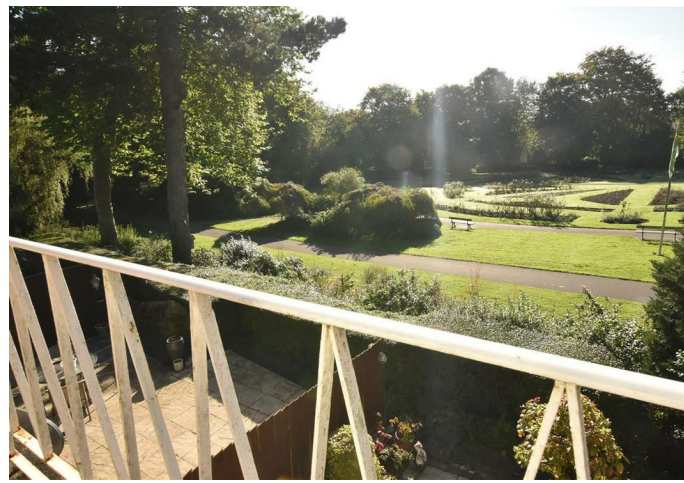


£170,000

377 Woodchurch Road, Prenton, Wirral,

www.b-a-o.com

Now these apartments were built as two bedroomed apartments (circa 1970) and yet the very first owner requested the living room and second bedroom wall be left open to create more of a through lounge and dining room arrangement. Truth is that the majority of apartments here have remained as two bedroomed units, whilst others have made similar changes to the layout as our subject flat. Double doors separate the living room from the existing dining room (former bedroom) and can be re converted with the introduction of a more permanent wall with or without a door at a modest cost.



Both bedrooms would be 'double sized' with the bedroom facing the rose gardens, being marginally wider and benefiting from wall to wall wardrobes. Across from this bedroom is a smart white and combined bathroom adjacent to which is a store cupboard where a plumbed in washing machine is in situ; a condensing dryer sits above.



The kitchen is smart, modern and integrated with fridge and cooker; the dishwasher is free standing and also included.



Altogether the apartment is neutral in presentation; smart and tidy and noticeably bright too - ready to move straight into. The property has gas fired central heating and the windows are double glazed.



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.



We understand a small dog may be permitted to join you, following committee approval. From a committee who clearly take pride in the security, the overall presentation and well-being of this close. (There is even CCTV operated for the benefit of neighbours and at no cost). The property is leasehold with well over 900 years left on the lease. With a lease assigned to you as new owner, you will also become a shareholder in the freehold. Service charges are very competitively quoted as just currently £600 per annum. This includes building insurance.



Storeton Close stands off Storeton Road where there is a bus service available. The Close is more or less equidistant to both Oxton and Prenton Village. For recreational R & R; well, that's pretty obvious by now with the Rose Gardens and open fields beyond to enjoy; or maybe you prefer to balcony sit and enjoy from a sedentary position. Please note there is no onward property chain to the sale and as key holders we can normally arrange a viewing at relatively short notice. For directions please sat nav: CH43 5XB

