

# Brennan Ayre O'Neill

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Freehold



4

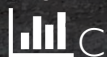


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2

EPC



C

Council Tax



C

Palm Hill, Oxton

Guide Price  
£490,000

19437983



A beautiful home, 'round the corner from the village centre with off road parking - a hugely important feature we bring to your attention immediately, given this property's village location. This is also a home that has been extensively refurbished across its four floors over recent years and enjoys some especially attractive accommodation; rooms, stair well, hall and outdoor space we share within our slide show of photographs.

You will see that at ground floor level there are two reception rooms; a front dining room and a rear living room with side bi fold doors opening to a recently decked patio and small garden area. From here you can take the external sandstone steps to an especially private and enclosed area which you can also access from lower ground level and via the kitchen/breakfast room - a spot then for morning coffee perhaps..

At this lower ground level there is a cloakroom suite, the third 'reception' room, currently commandeered as the 'cinema' room, across from which is the kitchen breakfast room. There is ample room for a table for four here, (as you can see from both photos and floor plan) however there is also a fixed granite breakfast bar for four too. Integrated, practical, smart...and not forgetting the glazed external door to the outside...

The four bedrooms are, as you'd expect, presented over two floors. the 'master' suite with its smart en suite shower room with Velux sky lights; the main bathroom with ample natural light to match on the same floor and with bedrooms three and four on the top floor. You'll gauge the size of the bedrooms from our floor plan.





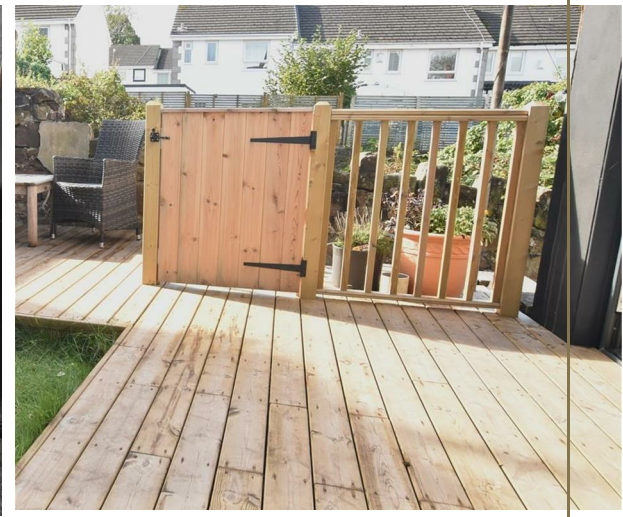
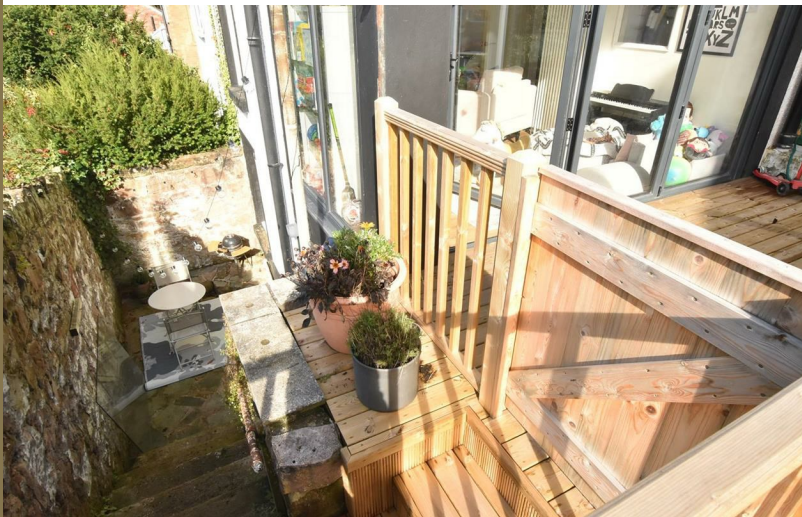


Fair to say and in conclusion then that this is a pleasantly light, ready to enjoy prospect; contemporary in style and finish and with so much accommodation to offer. The limited outdoor space will appeal to many particularly given the proximity to all various public outdoor spaces nearby. The closeness to the centre of Oxton Village will also be a main attraction for those appreciative of a successful, busy and engaging village .

Oxton Village and its conservation status has a wider appeal for its proximity to Liverpool for work or play, a ten minute drive to the tunnel; for schools - various, including primary and secondary, all a short car drop off away and as we've suggested; for easy to reach recreational spaces too. For your directions please sat nav: CH43 5SP

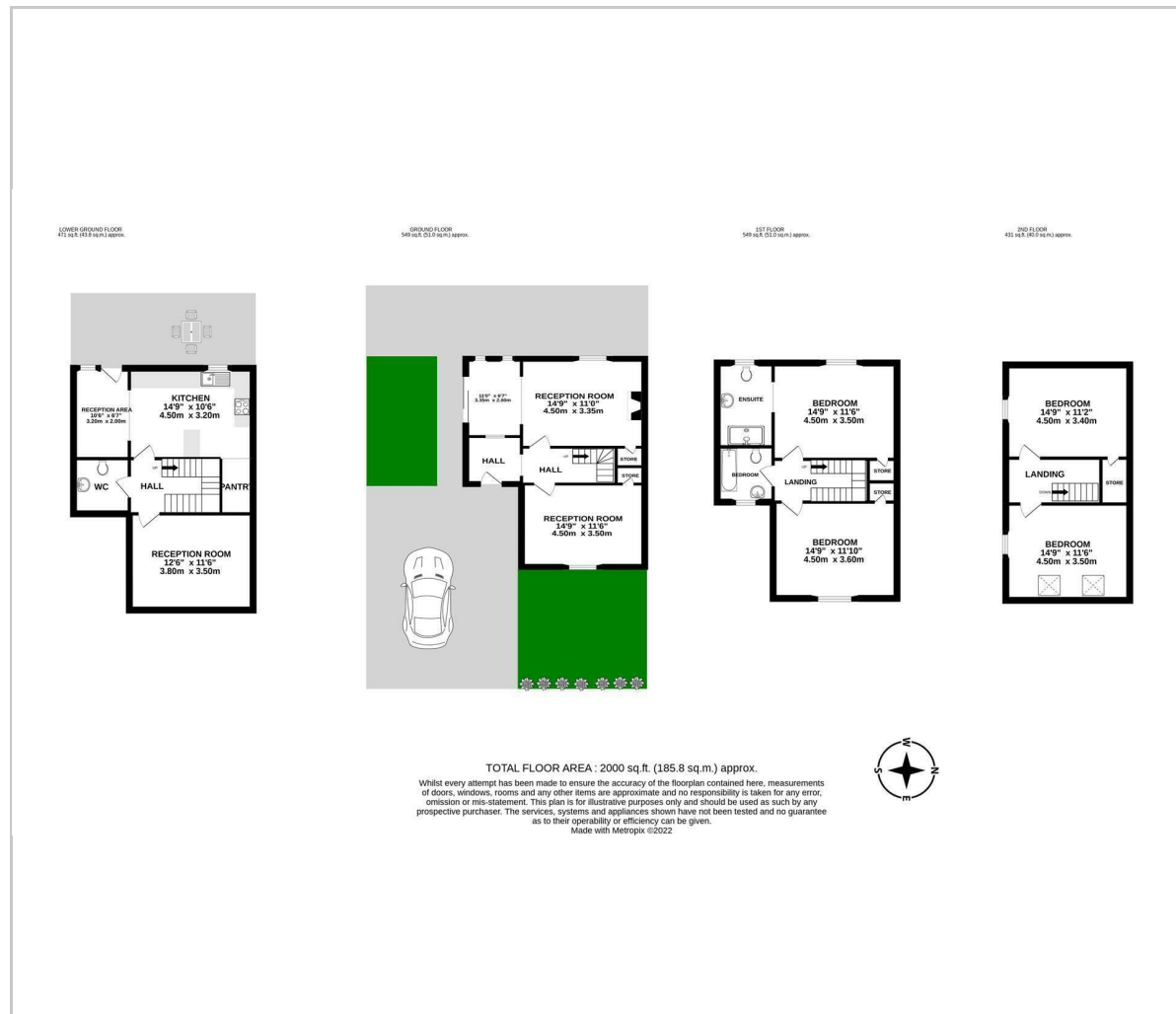








## Floor Plan



## 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.

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**Brennan Ayre O'Neill**  
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