

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



4



3



3



EPC

C



Council Tax

G

The Lodge, Prenton

Guide Price
£750,000

18441553

Compare, if you will the square footage of this home, together with its substantial garden plot; the setting, the privacy and access off and away from the road; The Lodge, comprising just four similar properties, two of which are main road fronted - compare how this house particularly differs from 'exclusive & executive' estates or self builds within cul de sac, closes or located along busy main road frontages - and you'll agree, we're sure, that this home secures some excellent advantages over and above those comparable homes...

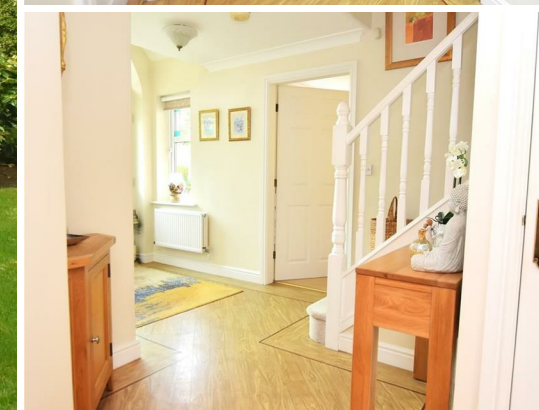
However, let's start with the property's location. With schools in mind St Anselm's College, BHSA for girls, Birkenhead School (co-ed) and Birkenhead 6th form college are all just a few minutes away by car.

Of course the attraction with children at either, the proximity is so much less stressful than the 20/30 minutes commute from the west side of the Wirral. The added benefit of dropping said youths off on your way through to the tunnel, just 10 minutes away is considerable.

For dog walking there's 100 acres of Woodland Trust a ten minute walk away and Wirral Golf Club is about the same.

Let's now reflect on the accommodation. Surely our slideshow of photos together with floor plan sets the scene, however we wanted to point out one or two other key features to look out for especially:

And no better place than to start at the beginning, as it happens. To a fairly substantial hallway; spacious and designed in a very traditional manner. Up at first floor and the landing is grand enough to create a fifth bedroom (as was the option available at time of construction); space that is considerably unusual, pleasant space for a good few pieces of study furniture perhaps.





Back at ground floor however, being one of three reception rooms is a TV room or snug, that could of course just as well be a rather generously sized study. The two other receptions rooms; a fabulous through living room and separate dining room are absolutely perfectly proportioned for a property of this ilk and price point.

The family kitchen with breakfast room is a great size too, and comes with associated separate utility. Views to the generous garden plot are enjoyed from here, as well as from the living and dining rooms. Appreciate too though, that the front outlook is both private and comes with a private aspect.

A further highlight to draw to your attention to is the 'master' bedroom; its overall dimensions (see floor plan) its dressing room and en suite facilities are all impressive. Altogether a significant 'master' bedroom suite. A second en-suite services one of the three remaining bedrooms whilst a four piece family bathroom is also in situ.

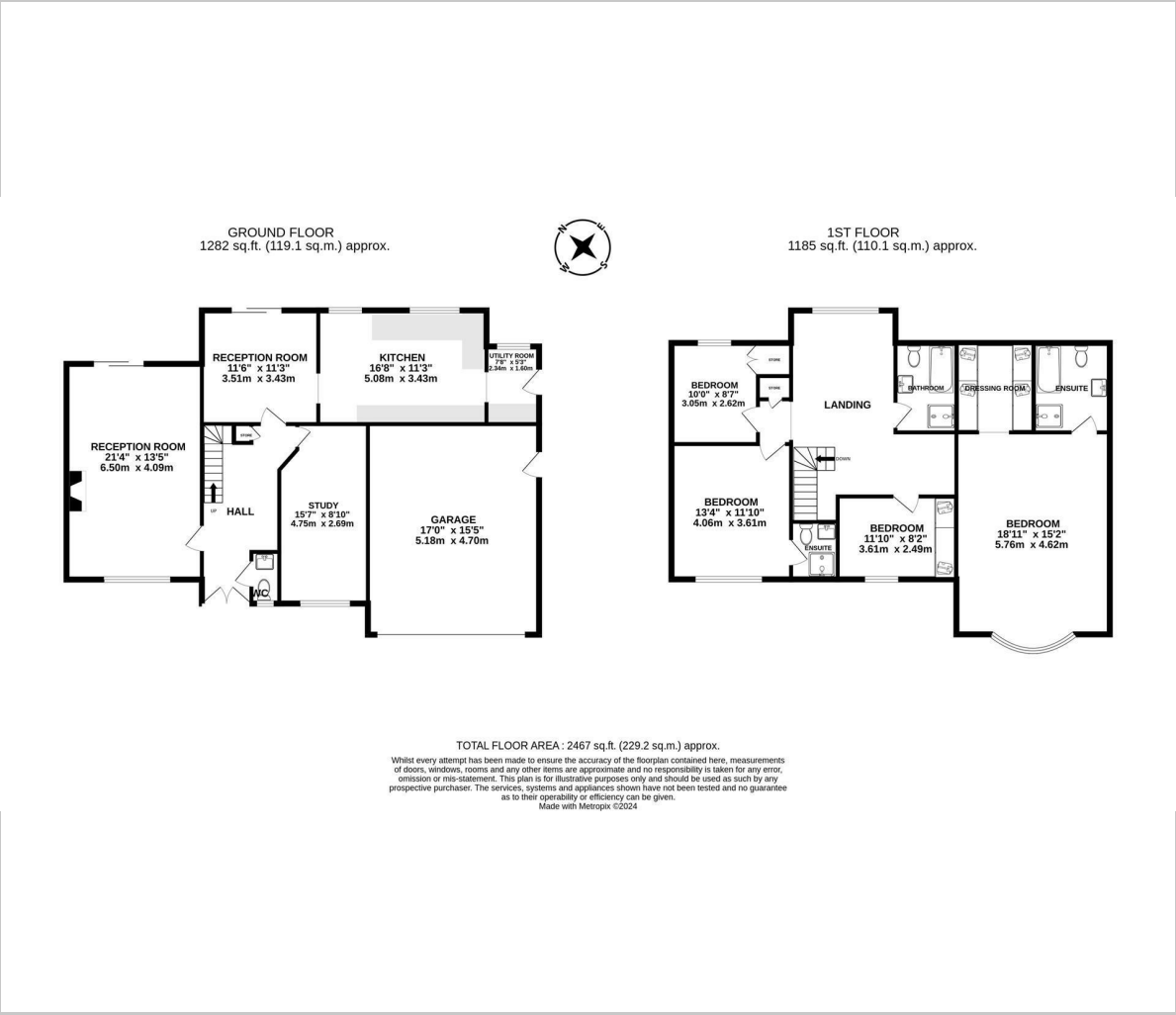
With regards to the outdoors, we would simply comment as follows: a very peaceful, private plot with a substantial rear garden with impeccably maintained lawns, rockery and patio areas.

For your directions you'll find The Lodge tucked neatly off Vyner Road South. A short drive leads to the two properties standing back from the road - see photo; or Street View. Please Sat Nav: CH43 7PS





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 firms 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

