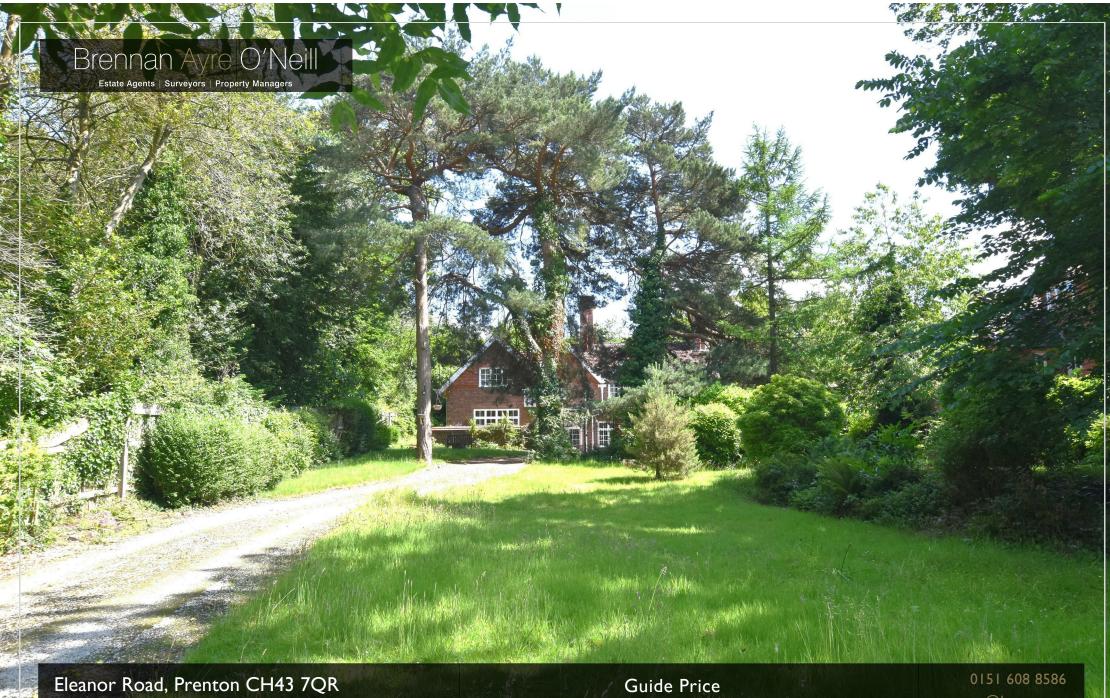






GROUND FLOOR
1266 sq.ft. (117.6 sq.m.) approx.



2 EPC CouncilTax PC 2 F









£649,000

prenton@b-a-o.com 377 Woodchurch Road, Prenton, Wirral,

'Architecturally Rathellen is aesthetically a hugely appealing property'; so says our client in residence of some 38 years. No question about that, we say.

On a practical level we share with you that Rathellen has two gas central heating boilers; underfloor heating to the bathroom, there are two brick store rooms with light and power and that there is on drive parking for three cars at the top of the drive - and more if you wish to encroach onto the courtyard.

## Locator

Rathellen stands at the top end of Eleanor Road, third property on the right hand side. Nice and handy for a short, few minutes walk up to Upton Road to catch the 471 bus to Liverpool, whilst only a few minutes by car to the free parking at Bidston Station . For schooling many are also within just five minutes by car; BHSA (girls); St Anselm's College (boys), Birkenhead Sixth Form College and Birkenhead School (Co-ed). For directions please see Sat Nav ref: CH43 7QR











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 worldwide worldwide worldwide.







