

# Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

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Brancote Road,, Prenton

Guide Price  
£660,000



We'd like to say 'non garden lovers need not apply'; then again that profile of you would miss out on what is an especially fabulous family garden:

This is one of a pair of immensely handsome semis, each being differently designed from each other. And whilst this observation is not unique, it is certainly an interesting find, more so for its Edwardian period in which they were built. It must also be said its layout and design makes this particular house the more hugely appealing as well as characterful

Add to that if you will the sentiment of a 'forever home'; a home that is presented in the most exceptionally endearing manner exuding both warmth and, in no small measure, sophistication.

Come then to view this beautiful home and discover some tantalising aspects to this dreamy family 'forever home' that may conclude are few and far between

Brightness, and lightness of rooms manifests itself throughout the majority of the house with its white decor simply accentuating that fundamental theme.

in addition this home's obvious visual and cosmetic appeal, comes a considerably impressive list of aspects, features, requirements that many families would seek out in their search for their new home.

We highlight just some of these for you for you to compare against your own priority checklist...

Starting at the top of the house, there's considerable loft space for you to convert should you believe around 2,800 square feet of existing space is insufficient for your needs'. Straight back down to the bottom of the house and a stairs from ground floor provides access to two cellar 'rooms' and a cloakroom wc - with access directly to the garden. Still with storage in mind, note the garage set back and away from the frontage. (These are basement rooms that do have access to the garden and clearly offer other future opportunities also to convert).

Another requirement for you family home buyers is to find a substantial home with a proportionate amount of outdoor space. You'll have noticed there's a wide selection of Victorian and Edwardian homes within the CH43 postcodes - very few come with garden plots as large as this with space for various outdoor activities. This home offers serious family garden space.







You'll also want character features within your 'period' home - rather than one that has been brutalised and is void of such detail. This home has much to offer in this regard. From the impact of the hall, to the featured windows, archways, staircase and perhaps most appealing of all, to the window seating at half landing. This is a peaceful place to tune in to your coffee morning jazz and a Homes & Gardens mag or to watch what the day go by - what little does goes by here...

Of course it goes without saying how important the overall accommodation is presented. Size, height of rooms, orientation, finish. This house just seems to win again and again in most aspects, in our view. Trusting our floor plan and photo slide show sufficiently emphasis this, we'll leave it at that other than to say how elegant the principle reception rooms really are; and how welcoming and engaging a space the family kitchen appears.

Look out for the dressing room too - the room we've allocated as bedroom five. A full dressing room suite with access to the primary bedroom which sits to the rear of the house.

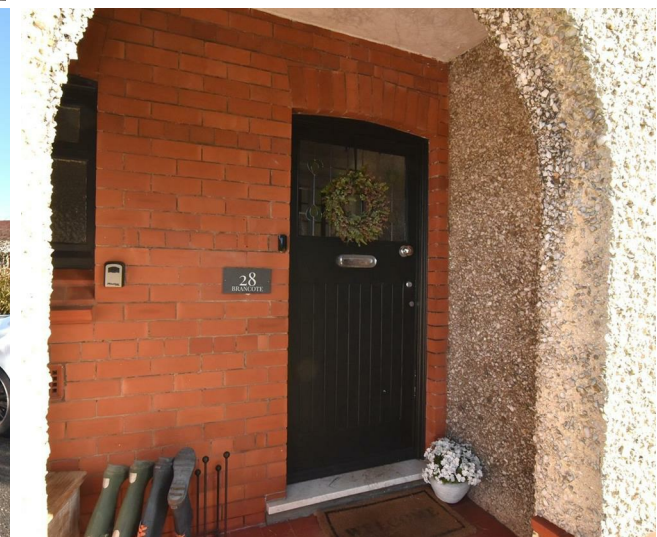
One more significant aspect to this home, is the location of this home. It does benefit from both a considerable amount of serenity, of quietness, with very little passing traffic whilst at the same time enjoying the close proximity of three very well regarded secondary schools - all within walking distance. (St Anselm's College, BHSA School and Birkenhead School). Brancote Road is so seldom used as a 'cut through'. Its extra wide; it's extra quiet. It is recognised to those in the know as one of the quietest roads in the vicinity. To find Brancote Road please Sat Nav: CH43 6TJ for your directions.













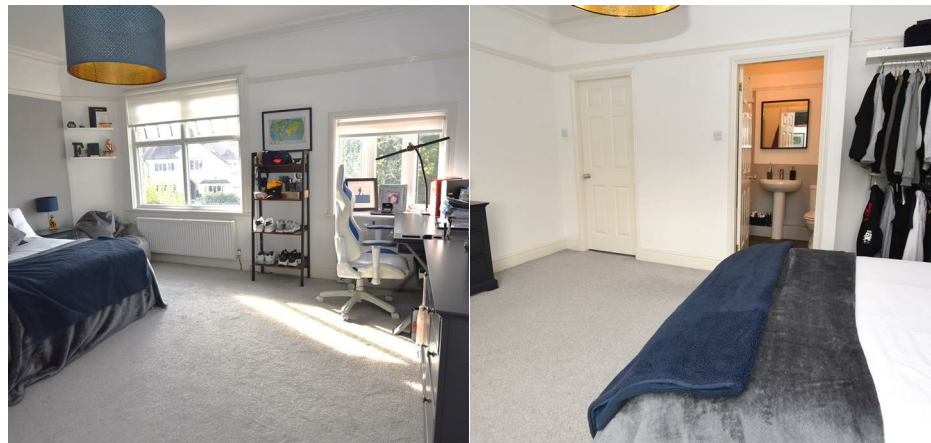
**BASEMENT**  
 236 sq.ft. (22.0 sq.m.) approx.

**GROUND FLOOR**  
 1453 sq.ft. (134.6 sq.m.) approx.

**1ST FLOOR**  
 1430 sq.ft. (132.9 sq.m.) approx.

TOTAL FLOOR AREA: 3118 sq.ft. (289.7 sq.m.) approx.

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.  
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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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377 Woodchurch Road, Prenton, Wirral,  
Tel: 0151 608 8586  
Email: [prenton@b-a-o.com](mailto:prenton@b-a-o.com)  
[www.b-a-o.com](http://www.b-a-o.com)



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