

Brennan Ayre O'Neill

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Brennan
Ayre
O'Neill

For Sale
b-a-o.com

Freehold



6



2



2



EPC

A



Council Tax

C

Fairview Road, Oxtou

Guide Price
£650,000

1949327

Set just a five minute walk from the centre of Oxtot village, this is a handsome Edwardian six bedroomed semi detached house with an A, EPC rating. This is also a home that has benefited from one careful owner since the mid 70's; an owner who has focused on maintaining their house to high standards, with a particular focus on minimising heat costs - an aspect of significant importance in any home, especially one that offers such expansive family accommodation.

Take note also of the opportunities that lie within the basement which benefits from good head height, access directly to outside and with space to convert to gym/cinema/studio accommodation - please see floor plan.

Straight to identifying those contributing factors then: during 2021 an air source heat pump was installed together with sixteen solar panels as well as 6Kwh battery added the following year. Many of the pvc windows have been upgraded, insulation added to both cellar ceilings (still allowing for good head height) and external walls to the top two bedrooms....

With that in mind, enjoy studying our floor plan and our slideshow of photographs, understanding this particular expansive 'period' home will not be a drafty and as costly as may first have imagined.

Large rooms, both at ground floor with two fine reception rooms (new insulated roof to the front bay living room) and a 'family' kitchen located to the rear of the house; a super large utility, a shower/cloaks room and access to the basement completing the accommodation at ground floor.





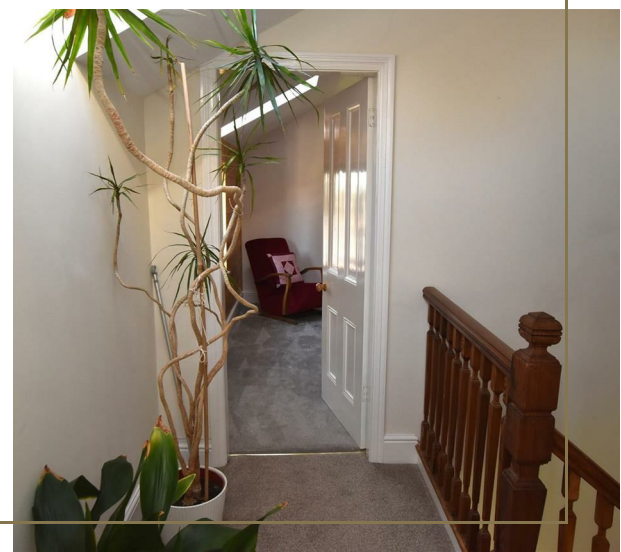
Up at mezzanine level is one of six double bedrooms and large family bathroom (see floor plan) whilst at first floor are four more bedrooms, with bedrooms five and six up at the top floor of the house. Up at this level are two additional features to look out for; the extra store room, for all your camping gear and Xmas decorations. the other, a fabulous view across to Liverpool.

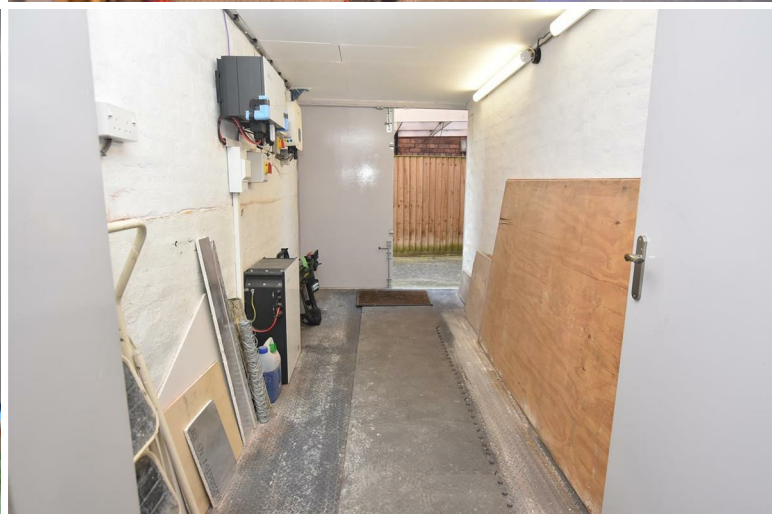
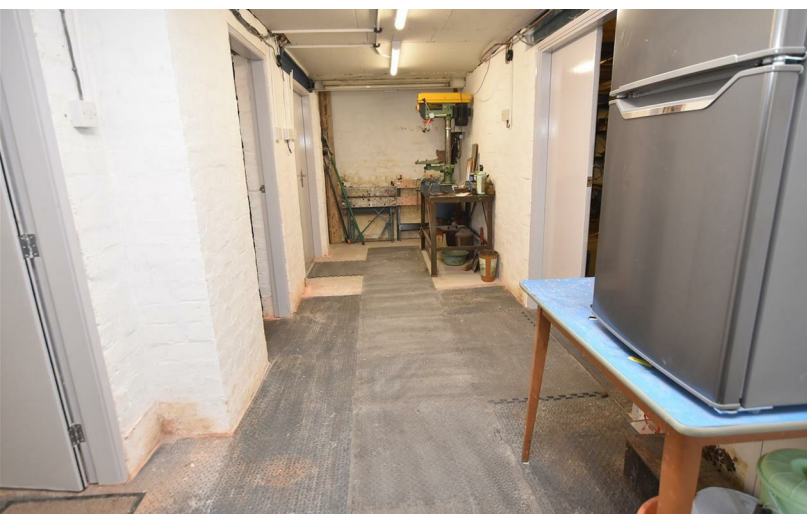
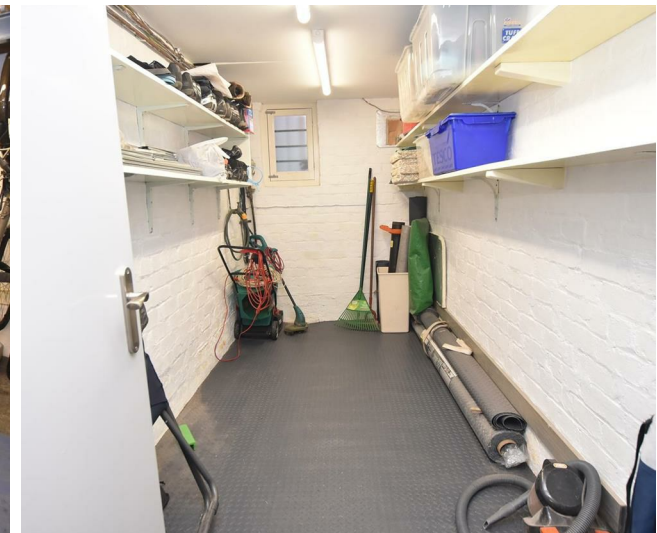
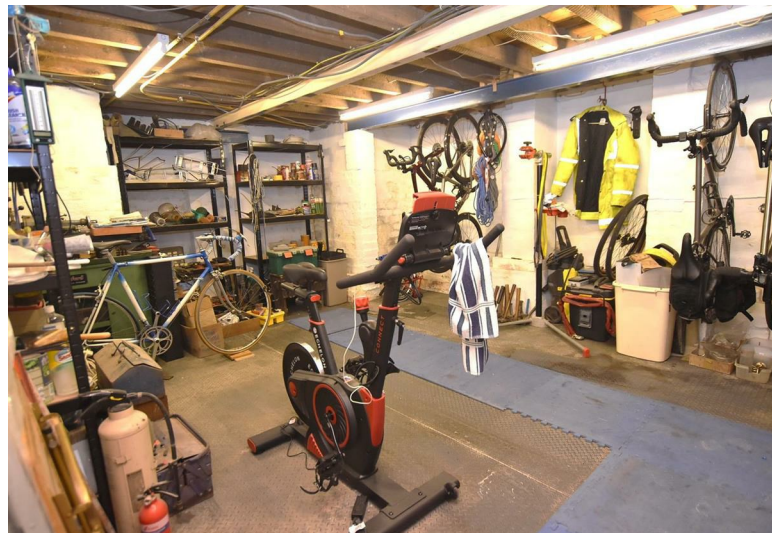
Back and down to the cellars/basement 'rooms'. Here there are two principle spaces and a number of auxiliary areas, one of which rather usefully has a pair of external side doors. The internal doors here are fire doors and, as we touched on earlier, as mentioned earlier, there is good head height within the basement for a future conversion in mind, perhaps.

There is a particularly pleasant outlook to both the front and rear of the house , with a drive for two (EV charger point) and medium sized gardens to both front and rear.

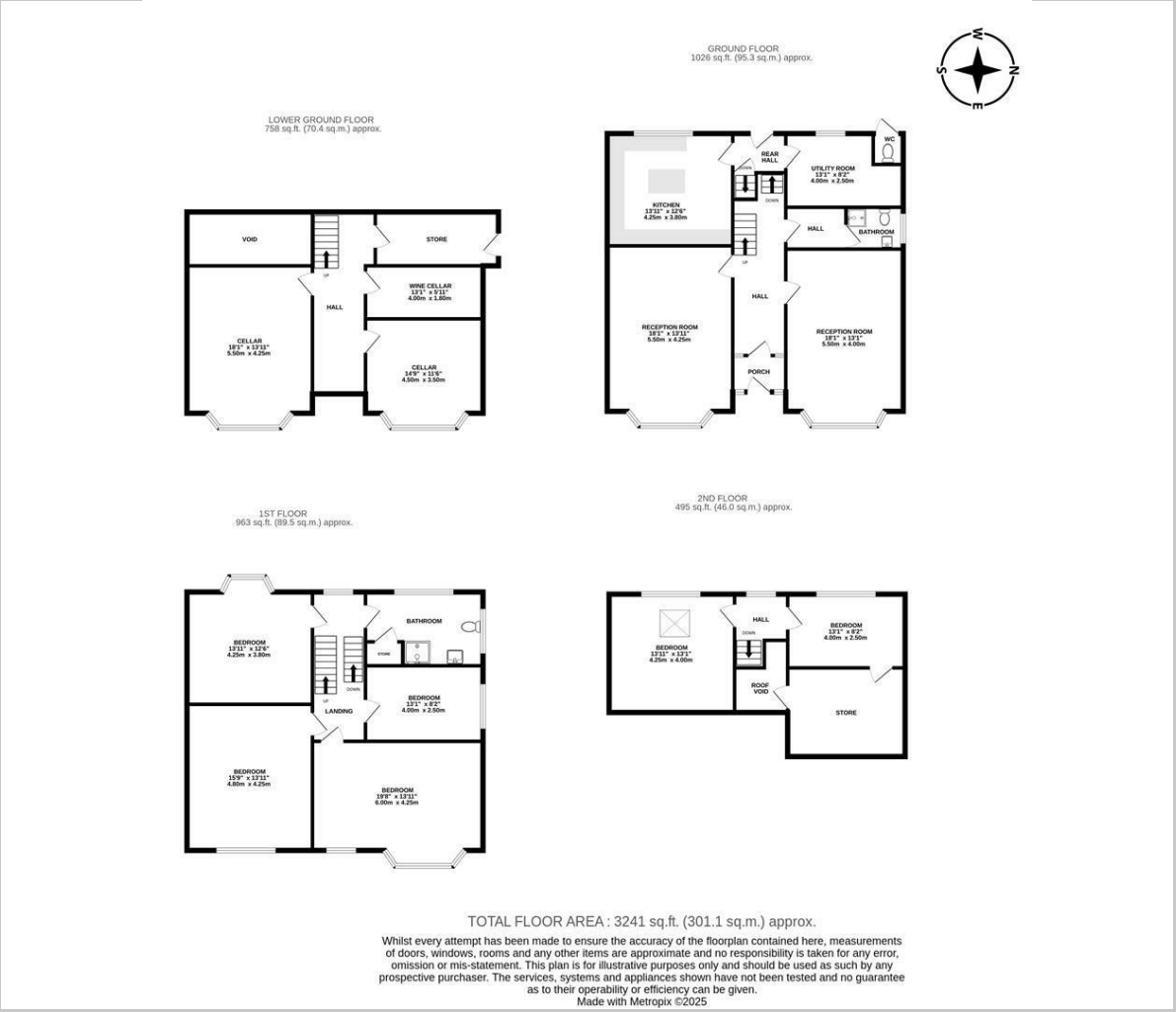
For directions head out from the village along Fairview Road. Sat Nav: CH43 5UN







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.

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