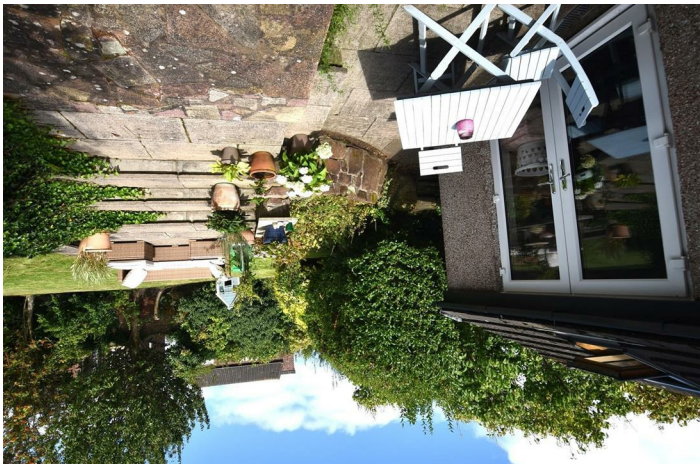


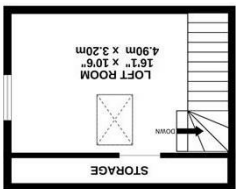


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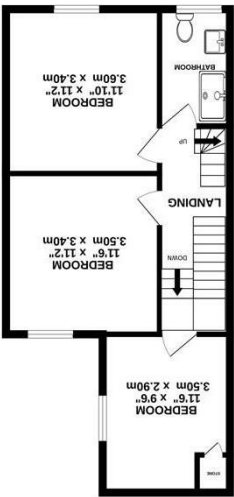
# Brennan Ayre O'Neill

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.  
Made with Hectopix ©2024

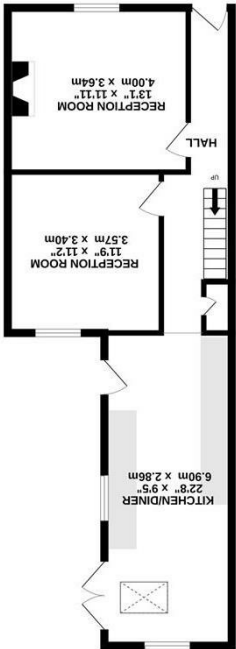
TOTAL FLOOR AREA: 1674 sq.ft. (155.5 sq.m.) approx.



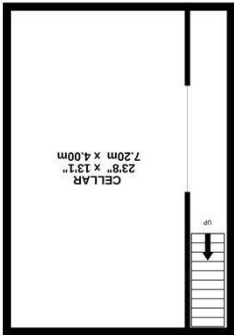
2ND FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (42.8 sq.m.) approx.



GROUND FLOOR  
566 sq.ft. (52.1 sq.m.) approx.



CELLAR  
385 sq.ft. (35.7 sq.m.) approx.

## Brennan Ayre O'Neill

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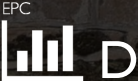
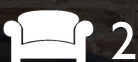
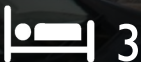
Prenton Road East, Prenton CH42 7LQ

Guide Price

£300,000

0151 608 8586  
prenton@b-a-o.com

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





That's not to detract from the rest of the house with its various 'period' features and cottage influences. The two very apt reception rooms, for example, or the basement ready maybe for your conversion; or the exquisite bedrooms and gorgeous shower room at first floor. Note too the extra loft space - very useful loft space...

Quite honestly we didn't want to list all the features associated with such a pretty cottage; more to wet the appetite so that you'd wish to view what is a rare to find cottage - likely a good £125,000 more in Oxtan Village, for example) - with such a magnificent garden to enjoy.

Here comes our disclaimer ; we can't promise Mr Fox will remain either as residence or passing traveler. But to take a chance and pay a visit please Sat Nav: CH42 7LQ for your directions. You'll know which property by the wide off road parking bay to the side of what is an enchanting entrance.



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 an electronic measuring device.

