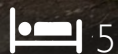


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC



Council Tax

Elm Road, Prenton

Guide Price
£675,000

19449337

If there's ever an example of a tired and neglected transformation of a 'period' home, to a brand new home, then this is it; from the inside to the out. As agents who sold this very property in its ramshackle and deteriorated state, back not so long ago, as we did, we can confirm that this transformation, as we call it, is most definitely impressive. Premium finishes, fixtures and fittings with period correctness throughout. Five stars then from us for an overall impressive finish.

From the new terrazzo tiled threshold, oak doors and door furnishings and cast iron fireplaces, to the new roof, and everything in between, this 'restoration' is significant, one that produces a similarly impressive interpretation of how best, in our view at least, to remodel and in fact redefine 'traditional' styled accommodation for today's life style.

For the practical ones, you'll want to know that receipts and relevant certifications are available for scrutiny. Note too the 'C' energy rating for this substantial home with its approx 2,300 sq foot (219 sqm) of family accommodation, presented just over two floors. (There is however a suitably proportionate loft space offering further potential to add to what is already a comfortably large family house)...



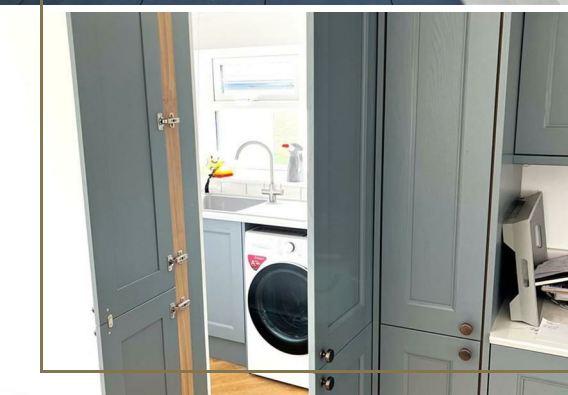
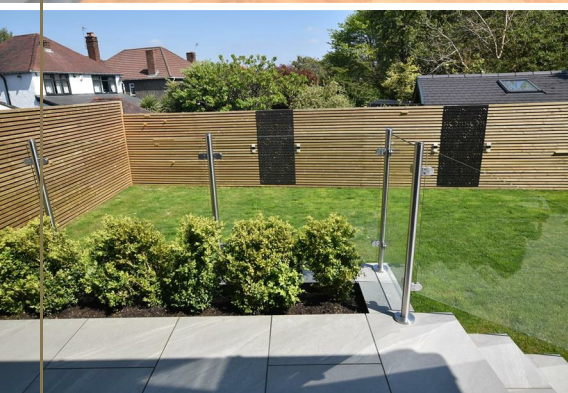


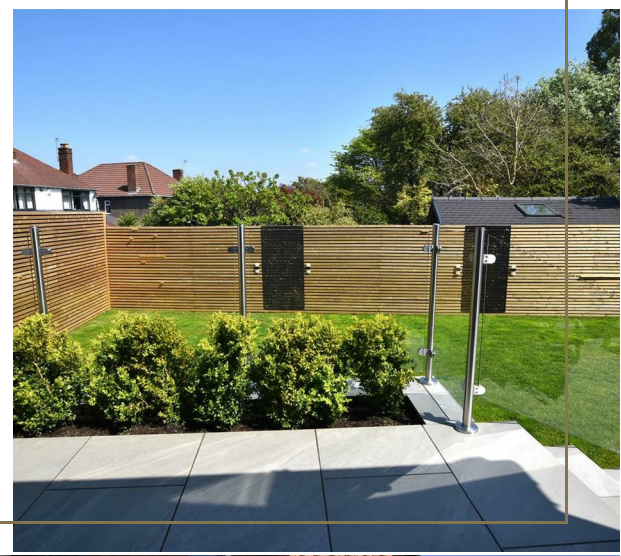
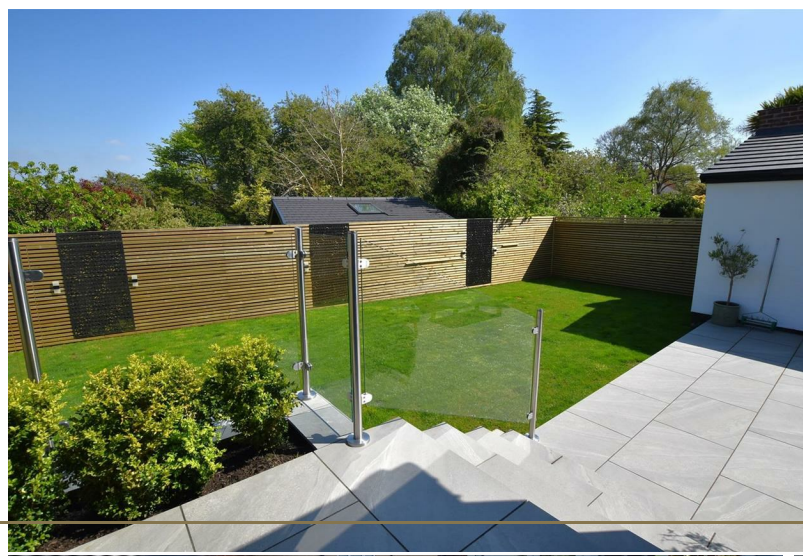
Of course we'd be surprised if you weren't in agreement, that whilst the entire experience of this exceptional home is stunning, the key draw is towards the fabulous open plan kitchen family room which can either open up to one of three further reception rooms or be separated from, via contemporary glass doors - similarly, bi folds open wide from this room towards and out onto the private patio and lawn below. (In fact this garden alone is a key feature, one not to be missed). Besides this, the kitchen has many features we'd rather you came to see for yourself, although we would like to point out both the under floor heating system here together with hidden utility services cupboard - neat, practical, smartly considered.

Up at first floor, via a half landing with a Liverpool skyline view, are five double bedrooms, service by two generously sized beautiful shower rooms. (The smallest of the five bedrooms is the only bedroom not showing on our slide show of photos. Purely as this room is currently commandeered as the study room of the house, and in full working operational model!)

And for some extra clarification, let us share that all windows, roof, electrics, (you'll see we have taken our photos in natural light) plumbing, external works, plastering and insulation are new; in addition to an interior that is, well, just beautiful.

With good off road parking to a garage (also new roof, etc and with electric door), the house stands along Elm Road, which is a residential road just a five minute walk or so from the main shopping road in Prenton, where there are regular bus services and an easy dart through for the tunnel to Liverpool - and yet you could be miles from the centre, given how quiet this short road has remained over the years. For schools, the house is about equidistant from the Wirral Grammar Schools and Birkenhead School, BHSA and St Anselm's' - no more than ten minutes on a busy school day. For directions Sat Nav: CH42 9NY







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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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