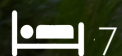


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



14 Prospect Road, Prenton

Guide Price  
£650,000



This is a very handsome Edwardian detached house set within a mature garden plot amidst the Mountwood Conservation Area. The property offers an exceptional opportunity to upgrade/remodel and refurbish what is from an architectural point of view, a very individual, and characterful detached home. Presented over three floors, Cainsmore is also a considerable large property with four reception rooms, family kitchen, shower room and utility at ground floor level; with four bedrooms, two en suite bathrooms and an especially large family bathroom at first floor and with two further significantly large double bedrooms (excellent ceiling heights) a smaller bedroom (ideal home office) and a third 'double' room currently with loo and basin with scope for conversion to an additional bedroom with dressing room/en suite.

Obvious 'period' features to this home are the striking bay windows both at ground and mirrored at first floor level facing out east and south of the building towards private front and side gardens areas. The hall, its stairs and A particularly appealing half landing area are just a few other features to this fine detached home.

The garden plot continues around to the rear of Cainsmore with a proportionate rear lawn, deep borders and set back to the plot, a garage. There is plenty of parking to the front of the house too.

There are three main reception rooms to the property, two with the deep bay windows we have mentioned, and a third front facing reception room. To the rear of the house, adjacent to the family kitchen is where the morning room, the fourth reception room, is to be found. Ancillary rooms including a shower room and utility room are located off here too.







Should you be seeking a 'remodeling exercise', the obvious opportunities to make your mark, as it were, are within this rear ground floor quarter of the house together with the top of the house at second floor level with the large 'bathroom' room being the focal point of your scheme.

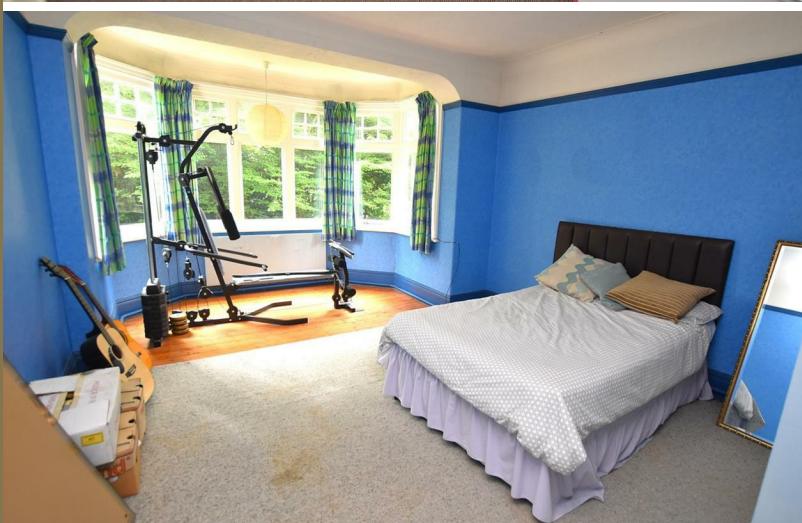
Of course, that's not to say that you won't be enamoured by the proportionality and the overall character of this elegant house as is - be aware only that our Guide Price takes account of the updating and refurbishing required.



Cainsmore stands within a very well established garden plot, very private from Prospect Road and its neighbours alike. Prospect Road itself a quiet residential road occupies a central Prenton location within the Mountwood Conservation Area. Quiet, relatively peaceful yet very handy indeed for schools (equidistant from Wirral Grammar Schools and Birkenhead School/St Anselm's) and just ten minutes by car to the tunnel for the city. for directions please Sat nav: CH42 8LF. Please note the map is for illustration purposes only and is not to be relied upon for its accuracy.













## 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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