

Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

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Westwood Road, Prenton

Guide Price  
£595,000

19525527



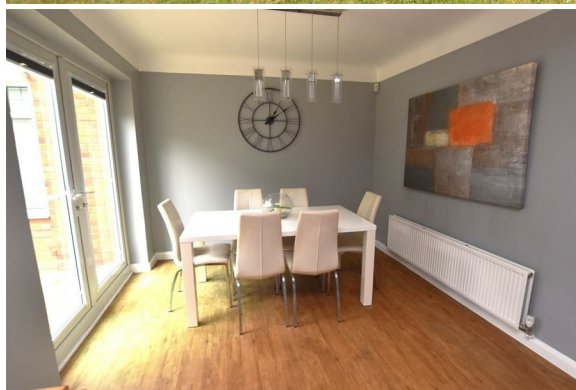
Here's an introduction of an impressive family house for you; a 'family house' in all true sense of the meaning. A house with space, with proportionality, with a variety of reception rooms, as well as a house with a significantly suited private south west facing garden.

In fact we'd urge you to refer to our floor plan right away to gauge and compare room sizes and floor space and then compare prices of similar or less square footage of a similar price range within just a quarter mile radius in order to appreciate what is, in our firm opinion, a considerable amount of accommodation for our Guide Price for this house.

So, to underpin our view, one you'll hopefully appreciate from your own tour of this property, is how apparent it is that no room size has been compromised for another; note how even the hall and landing areas are surprisingly generous spaces.

In simple terms then, on offer within this attractive home are two outstanding reception rooms, a study/tv snug or even potential fifth bedroom, and a family kitchen/diner. Associated rooms at ground floor include an enviable sized utility room with separate cloakroom within, a completely separate full shower room suite and a conservatory room leading on from one reception room onto this private of garden and patio spaces...

Up at first floor are four bedrooms. The primary bedroom is best described as XXL large. Large enough, you see, for us to take three photographs of. This is accessed via a dressing room (with basin and full wardrobes) and also enjoys separate access to the Jack and Jill styled bathroom (access also from the landing).







The second largest is what we call a 'through' bedroom. This, as expected, takes in the very best views of the garden plot; both to the front - private, well screened and mature - and to the rear - see photos over to the garden and patio.

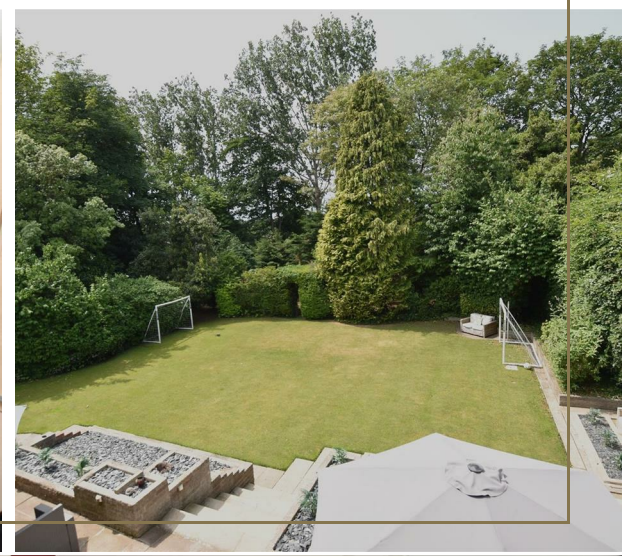
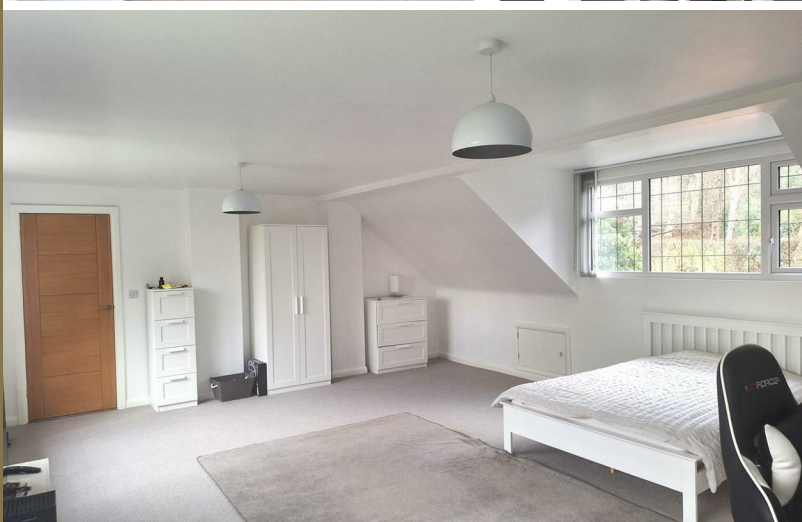
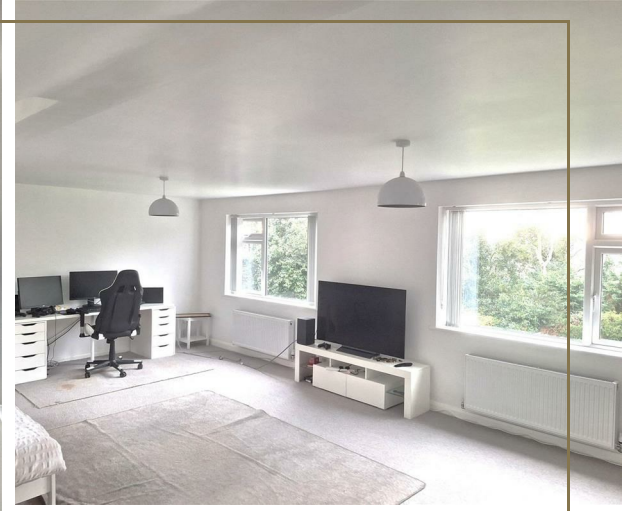
And to the outdoors: very private from the road, aided by a good pair of timber gates and well screen shrubs and bushes which opens to an extensive blocked paved parking bay, easily for four cars, five at visiting time. Over to the rear of the house and there's a side outdoor area suited hobby/or 'pet's corner'; to the central garden a level football pitch and then to the little bit of Namia beyond here where children not interested in football or cricket practice could lose themselves for hours....Altogether just fabulous outdoor space; and we have to say absolutely commensurate with all the accommodation that lies within.

Given the proximity to the motorway, the free parking for the station for Liverpool/Chester; all the schools up in Oxtou/Claughton all around about five minutes in the car; in addition to the exceptional privacy this plot offers and the obvious relative peace and quiet of this non through road this property represents a very sensible option for you to consider in your search for that 'family home'

For directions please Sat Nav: CH43 9RG





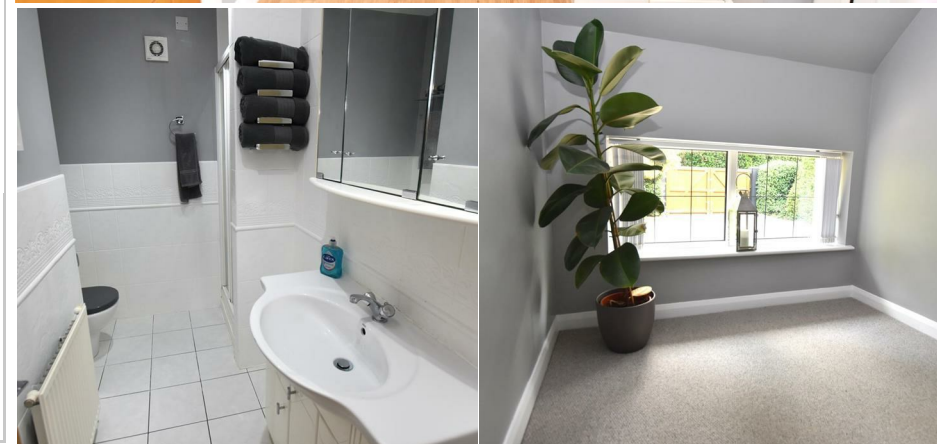








## Floor Plan



## 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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