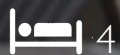


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Freehold



4



3



3



EPC

C



Council Tax

F

Fairways, Prenton

Guide Price
£830,000

19395390

This is a particularly large modern build property (built circa 2002) only sitting in a prime residential location within the Mountwood Conservation Area and immediately adjacent to Prenton Golf Course.

Sit right to the top of this short private cul de sac with the golf course to the south and south west side of what is a hugely private and, of course, 'sunny' garden plot, well screen by a line of shrubs and trees; this plot was chosen off plan, well, for all the right reasons...

Originally designed to be a five bedroomed home, our clients were happy to instruct a four bedroomed design giving extra space to one bedroom in particular together with more landing space. And there is a terrific amount of space...

Let's start with ground floor and whilst you'll already have studied our floor plan we would like to convey just how significantly spacious each room of the house is. No room in its design has been compromised for another - all very well proportioned indeed. That's from the depth of the through living room to the sensibly sized dining room (note the double doors to each room conducive to entertaining perhaps).

Leaving these rooms for grown up teenagers from time to time, parents can snug down in what is a grand scaled kitchen come dining come living space...or one could retreat to the Tv/home office. (Naturally there are cloakroom and utility suites in situ).

Up at first floor where the most surprising of features lies. This is to be found with the primary bedroom. A super, XXL bedroom suite including full en suite bathroom. A magnificent room.

Not quite so large nevertheless hugely impressive is the bedroom that was once earmarked for two. This stands to the front of the house and, as you can see from our plan, is likely as large as if not larger than most comparable main bedroom sizes. A suitably smart and well sized bathroom services these three bedrooms.

Much space then to this handsome looking family house where even, most importantly for many, the appreciation of space begins in the hall - and what an entrance hall it is...

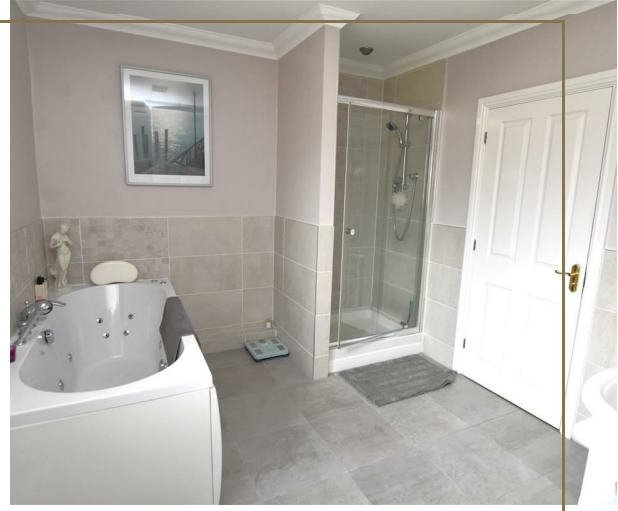




Standing right at the top of this short road one drives straight up to the drive for which there is room for a good few cars. Around to the rear of the house is a lovely garden plot, private and sunny, as we've said, super relaxing for that where the occasional click of the golf ball competes with birdsong.

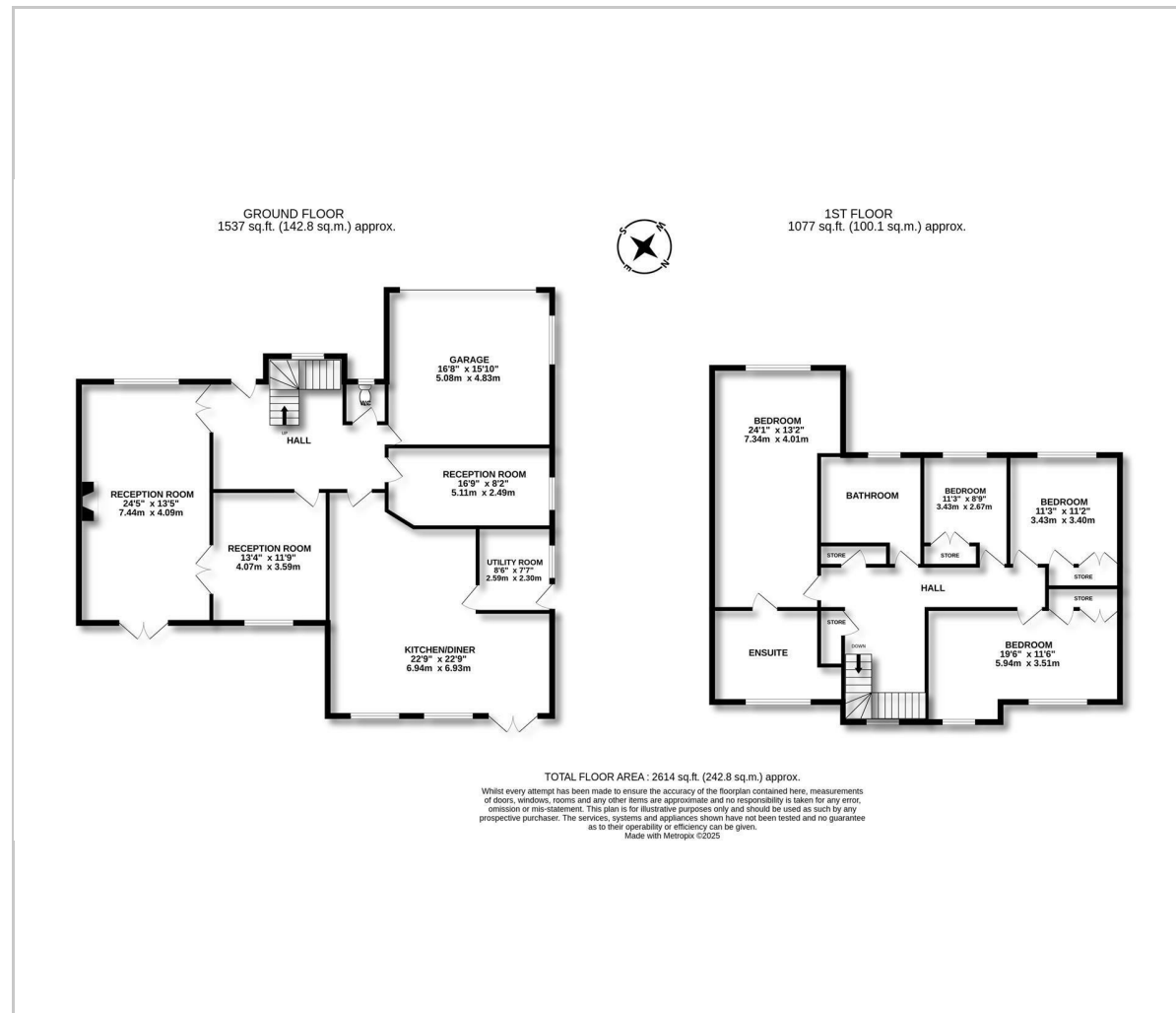
A relaxing and quiet spot to enjoy although do also bear in mind how accessible this postcode is to all that's relevant: schools, the tunnel, and the motorway all just around about ten minutes away by car. For your directions please Sat Nav: CH42 8JZ







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.

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

377 Woodchurch Road, Prenton, Wirral,

Tel: 0151 608 8586

Email: prenton@b-a-o.com

www.b-a-o.com



19395390