

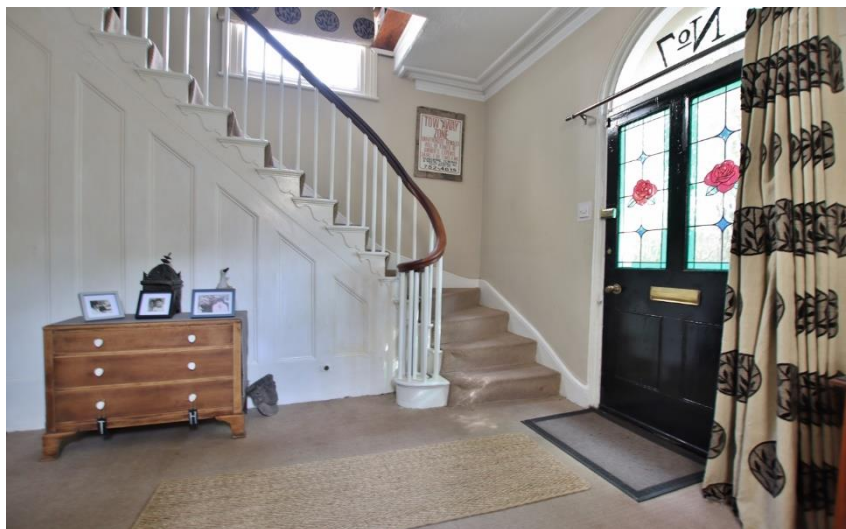


Fairclough Lane, Oxton, Wirral CH43 5SS

- Characterful and Substantial Five Bedroom Detached Period Residence
- Approximately 2701 Square Foot of Versatile Family Living Accommodation
- Three First Floor Double Bedrooms, En Suite Shower and Family Bathroom
- Ample Off Road Parking and Generous Sized Enclosed Rear Garden
- Split into a Three Bedroom House and Two Bedroom Self Contained Annexe
- Hallway, W.C, Two Generous Sized Reception Rooms and Kitchen Diner
- Annexe with Lounge, Kitchen Diner, Shower Room and Two First Floor Bedrooms
- Sought After Area of Oxton - Closer Inspection Strongly Recommended



£625,000













Annexe











Description

Unique and characterful five double bedroom detached family residence currently split as a three bedroom home and a self contained two bedroom annexe. This superb accommodation boasts approximately 2701 square foot of well maintained living space with an abundance of period features and a versatile layout enabling the current layout to be adapted to suit your own needs.

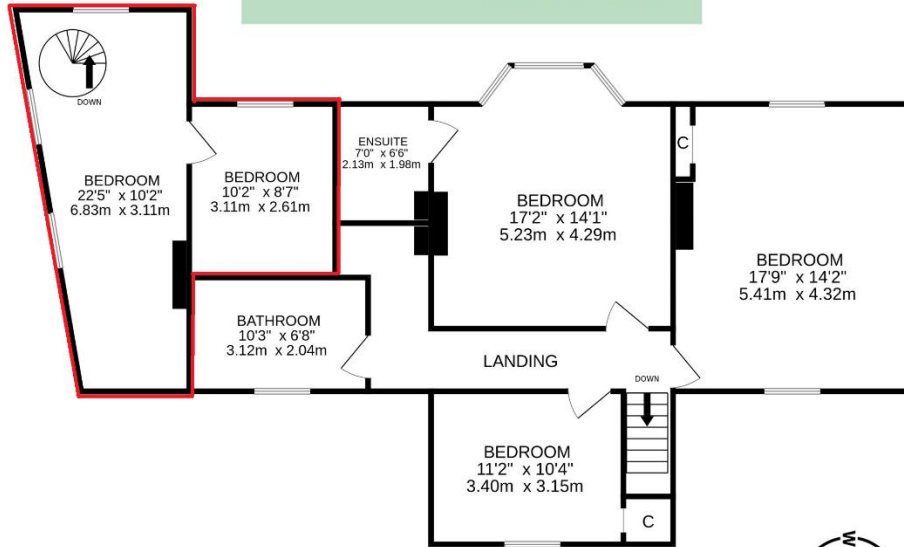
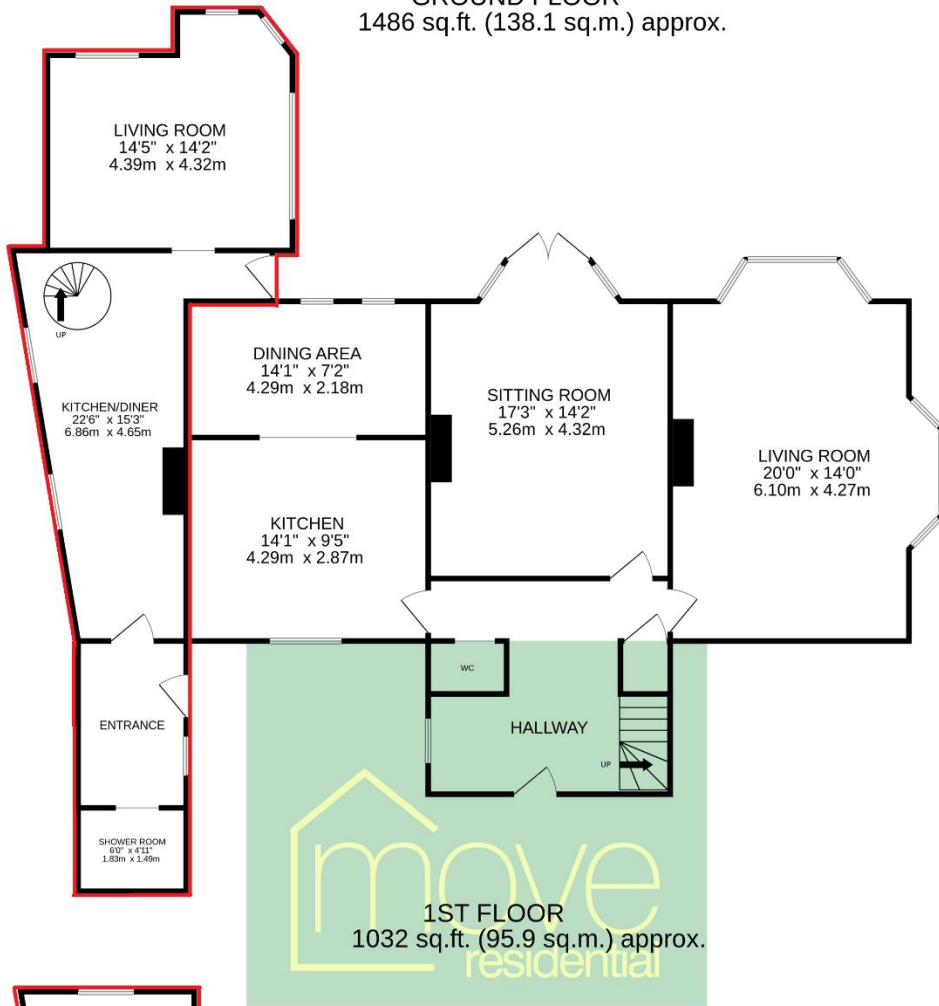
In brief you have a large welcoming hallway, downstairs W.C, generous sized lounge with two bay windows and a sitting room with patio doors opening to the delightful rear garden. Well fitted kitchen diner with a comprehensive range of wall and base units and opening into a large dining area. To the first floor you have three generous double bedrooms the master boasting a bay window and en suite shower room and a family bathroom.

The annex is self contained but can easily be incorporated back into the existing living space of the main house if needed. In brief you have a hallway, shower room, kitchen diner with spiral staircase and a rear lounge. The first floor offers two double bedrooms.

Set back from the road with ample off road parking, to the rear of the property you have a private enclosed garden mainly laid to lawn with patio area and mature trees and shrubs. Set within walking distance to the heart of Oxton, a prestigious and desirable area with an array of local shops, cafes bars and restaurants. Local transport links provide excellent access throughout Wirral, Chester and Liverpool and excellent local schools are also in the vicinity. An internal inspection is strongly recommended to appreciate this superb home in full.

ANNEXE

GROUND FLOOR
1486 sq.ft. (138.1 sq.m.) approx.



TOTAL FLOOR AREA : 2519 sq.ft. (234.0 sq.m.) approx.

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.

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EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.