



## Arnside Road, Oxton, Wirral CH43 2JU

- Unrivalled Five Double Bedroom Semi Detached Property
- Undergone a Comprehensive Scheme of Refurbishment
- Spanning Over 2,500 Square Foot of Sumptuous Accommodation
- Breathtaking Split Level Open Plan Living Kitchen Diner with Bi-Folds
- Lower Ground Floor Level with Reception Room and Large Store Room
- Executive Home of Immense Proportions Set Over Four Floors
- Seamlessly Blending Character Features with Modern Living
- Hallway, Front Reception Room, Utility and Downstairs W.C
- Five Bedrooms, En Suite and Bathroom Set Over Two Floors
- Ample Parking, Detached Garage and South Facing Enclosed Rear Garden



£595,000







































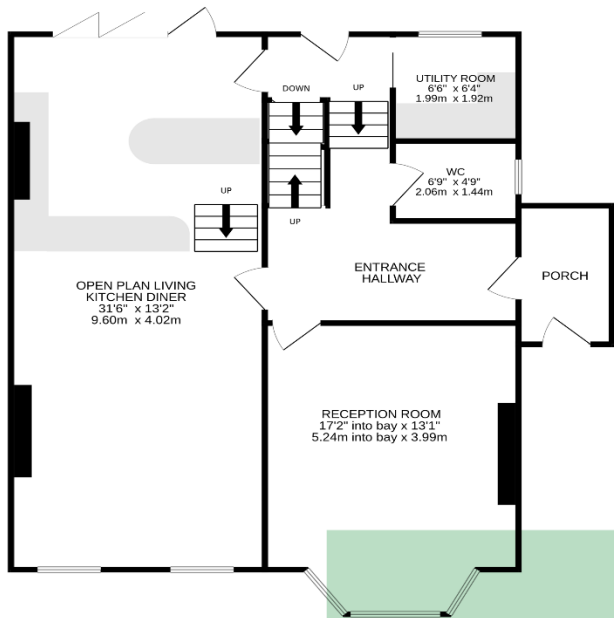
## **Description**

Executive home of immense proportions and unrivalled luxury, Move Residential are delighted to be the agent of choice to showcase this five bedroom character semi detached family home set in the heart of Oxton Village. Having undergone a comprehensive scheme of refurbishments, taking the property back to brick and fully renovating this magnificent home to the highest of standards. Seamlessly blending period features with contemporary living, this magnificent home spans over 2,500 square foot of accommodation arranged over four levels and flooded with an abundance of natural light.

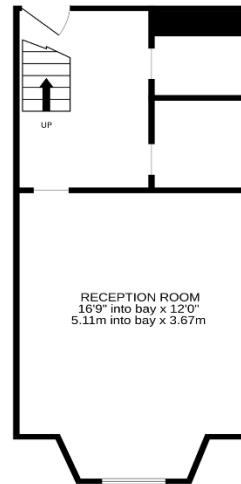
In brief you have a welcoming hallway, bay fronted reception room with feature multi fuel burning fireplace. At the heart of this home you have a breathtaking open plan living kitchen diner, the lounge area has a further multi fuel burning stove, steps lead down to a bespoke fitted kitchen, with glass balustrade from the lounge overlooking the magnificent space. With a bespoke kitchen comprising a comprehensive range of units with handleless cabinetry, Oak worktops Belfast sink and a range of fitted appliances. Bi-folding doors lead out from this space to the beautiful rear garden. Completing this level you have a useful utility room and downstairs W.C. Back to the hallway you have access to a lower ground floor level with large storage room and reception room which could function as a cinema or play room. Five bedrooms, en suite and family bathroom are arranged over the top two floors of this spectacular home, all boasting high ceilings and feature windows, the bathrooms offer added luxury to this magnificent home.

Further benefiting from ample off road parking, front lawn and a detached garage ideal for storage. The rear garden completed this home perfectly, enjoying a southerly aspect and beautifully landscaped with patio and lawned areas perfect for entertaining or relaxing. Oxton is a highly sought after conservation area, with a wealth of highly acclaimed schools, excellent amenities and transport links throughout Wirral, Liverpool and afar. A closer inspection is essential to fully appreciate this opulent home and all it has to offer.

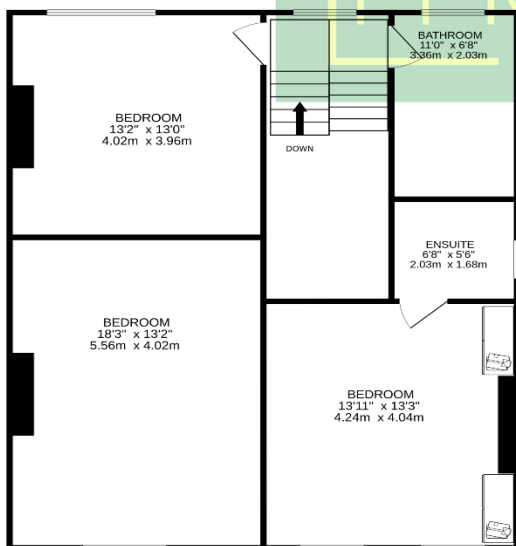
GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



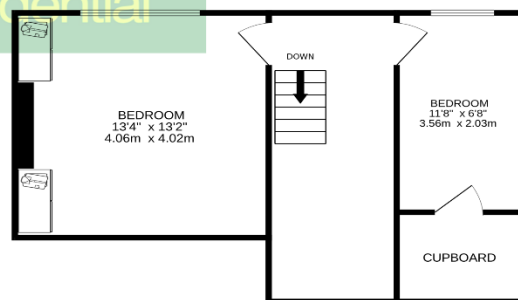
LOWER GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



2ND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 2408 sq.ft. (223.7 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.

Made with Metropix ©2024





## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 55 D    |           |
| 39-54 | 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.