



Normanston Road, Oxton, Wirral CH43 5SB

- Distinctive Five Bedroom Detached Double Fronted Residence
- Seamlessly Blending Period Features with Contemporary Living
- Five Sizeable First Floor Bedrooms, Bathroom and Separate W.C
- Within Walking Distance to Oxton Village and Excellent Amenities
- Impressive Property Spanning Over 1800 Square Feet of Living Space
- Hallway, Three Reception Rooms, Modern Kitchen Utility and W.C
- Beautifully Landscaped Rear Garden Enjoying a Sunny Aspect
- Wealth of Eco Friendly Improvements - Viewing Strongly Advised



£375,000









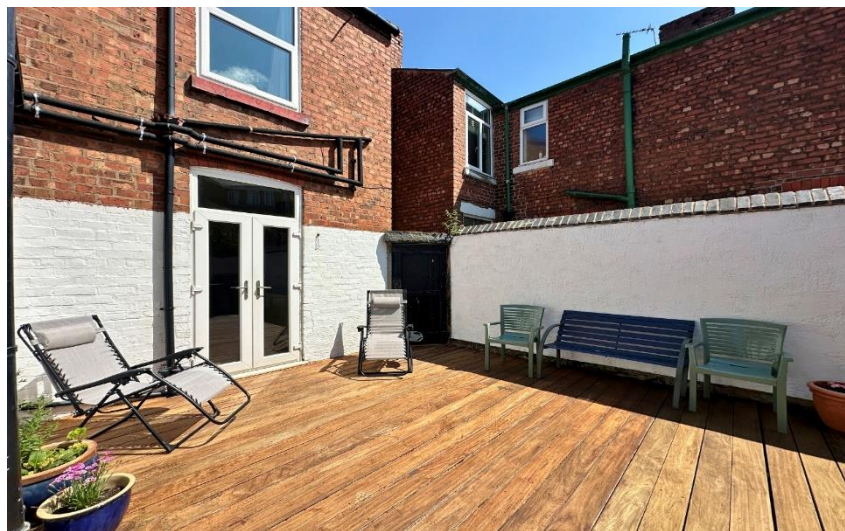












A Distinctive Detached Home in the Heart of Oxton

This beautifully presented, character filled detached residence blends period charm with modern energy efficiency, offering four generously proportioned bedrooms and exceptional versatility. Positioned in the ever popular Oxton Village, the property enjoys a peaceful setting while remaining close to local amenities and transport links. With its eye-catching double-fronted façade, this home is as functional as it is stylish. The layout is ideal for immediate occupancy, yet still offers potential for customisation and future enhancement.

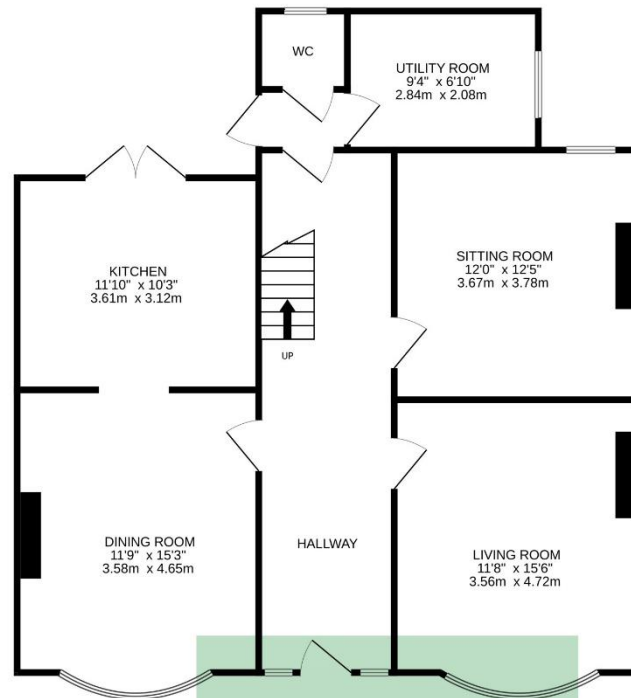
Step inside to a grand, central hallway that effortlessly connects each living space. To the left, you'll find an elegant lounge, while to the right, a formal dining area flows seamlessly into a well appointed kitchen. Towards the rear, a cosy sitting room opens to the garden, accompanied by a practical utility room and ground floor WC. The spacious first-floor landing leads to two large front facing bedrooms, both featuring striking curved bay windows. Two additional double bedrooms sit to the side, with a versatile fifth room located between the front bedrooms, ideal as a home office, nursery, or dressing room. The main family bathroom includes a bath and separate shower with a separate WC adjacent.

Outside, French doors lead to a classic hardwood deck, perfect for al fresco dining or summer BBQs. The garden is attractively landscaped with a mix of lawn, raised flower beds, and decorative gravel, offering a sun drenched, low-maintenance retreat.

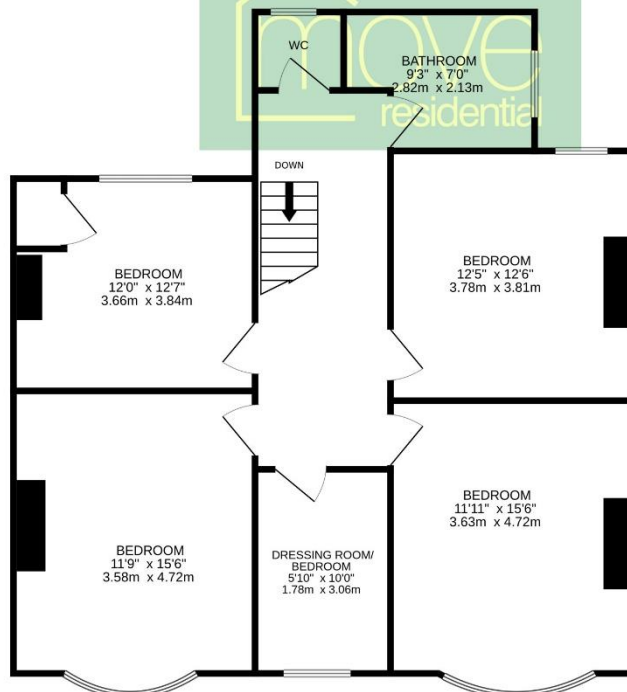
Significant investment has been made in improving the home's energy efficiency. Approximately £70,000 has been spent on eco-friendly enhancements, including a modern heat pump system and solar panels installed on both roof slopes. These upgrades ensure year-round comfort and reduced utility costs. There is ample scope for the addition of an ensuite or downstairs shower room if desired. The property is also double glazed throughout, with windows replaced around five years ago, and offers delightful open views from various vantage points.

This home lends itself beautifully to entertaining, raising a family, or simply enjoying village life. Oxton's independent shops, cafes, and restaurants are just a stroll away, and commuters will benefit from excellent rail and road access. A range of educational options, including grammar, comprehensive, and private schools, are within easy reach.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1850sq.ft. (171.9 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		81 B
69-80	C	72 C	
55-68	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.