



St. Andrews Road, Prenton, CH43 1TD

Guide Price £330,000

Brennan Ayre O'Neill

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Certainly a home for a larger family, with the accommodation this four bedroomed link detached has to offer. With gardens, garage, and no chain, we're sure you'll find this the home that ticks the majority of those house hunting boxes...

Set back from the road, you'll appreciate the driveway for two, and indeed the car port over, just a helpful addition whilst bringing the shopping in.. or the kids! Large hallway, again, for ease. We imagine the hub, like any house, to be the kitchen - open plan here allowing for the dining table to one end, whilst the cook to order chef enjoys the plentiful work stop prep space and integrated appliances. On through to the conservatory, a nice break out space to enjoy the view out to the pretty, and secluded garden.

The accommodation continues to the ground floor with a further reception - a large living room to the front of the house - a generously sized room, indeed. You'll also find a shower room to this level, too.

Upstairs provides four proportionate bedrooms as well as a bathroom suite.

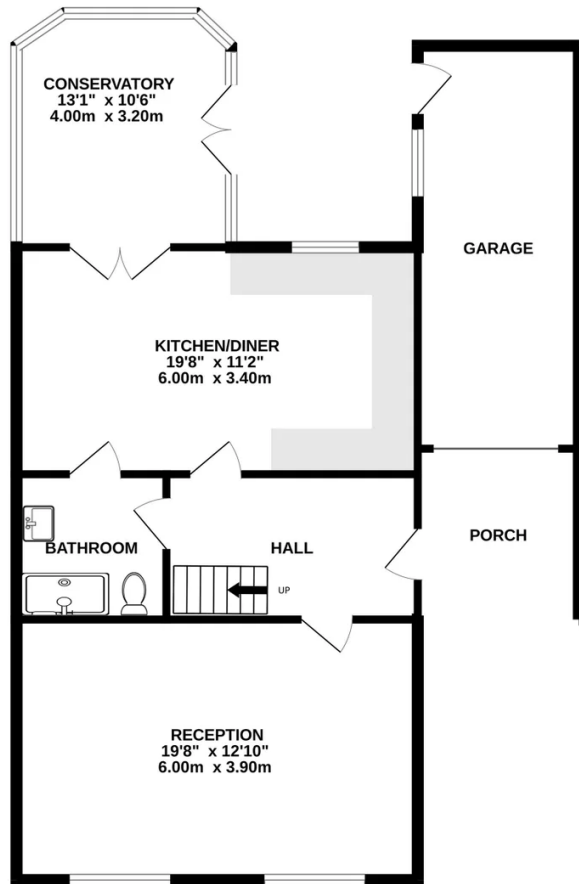
The rear garden, as mentioned, enjoys a semi secluded aspect with stocked borders and lawned areas. access here, too, to the rear of the garage - with relevant permissions, this could perhaps be an additional room for the family to spill into...

St Andrew's Road, for those not familiar with the area, sits off Palm Grove, and thus, within walking distance of some very good schooling, including St Anselm's, Birkenhead High School Academy, and Birkenhead School. There's also a ten-minute walk to Birkenhead Park train station for the commuters amongst us. Oxton Village a ten minute walk, too, for the weekend shop...

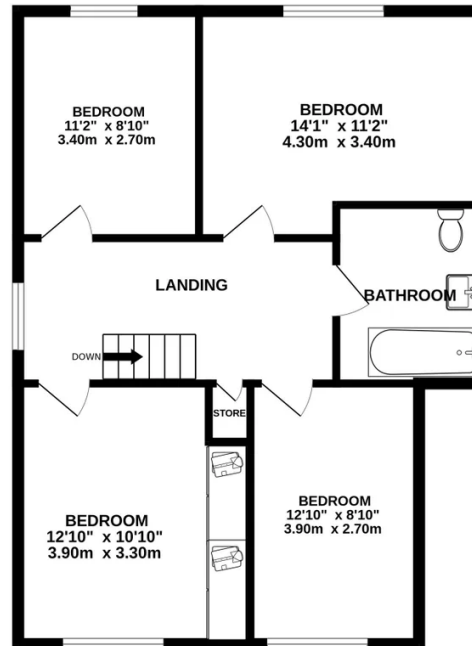




GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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