



**Arrowe Road, Wirral**

**Guide Price £410,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

So yes, a great semi rural spot yet handy, and so what of the house? Beautiful. Well manicured. A perfect 'ready to move into' family home. For this really is a genuinely sized family home, with four bedrooms, an XL large bathroom with four piece suite; an extended rear living room, a generous front reception room and with a family kitchen/diner or breakfast room. In fact, as floor space goes, no room seems to be compromised for another, even the hall is generous (and comes with a recessed corner feature), whilst the landing sensibly mirrors that same size. The bedrooms are fabulous - we would simply urge you to check out our floor plan and then book your viewing please. Only then will you of course begin to appreciate this hugely appealing home.

For your directions please Sat Nav: CH49 1RZ

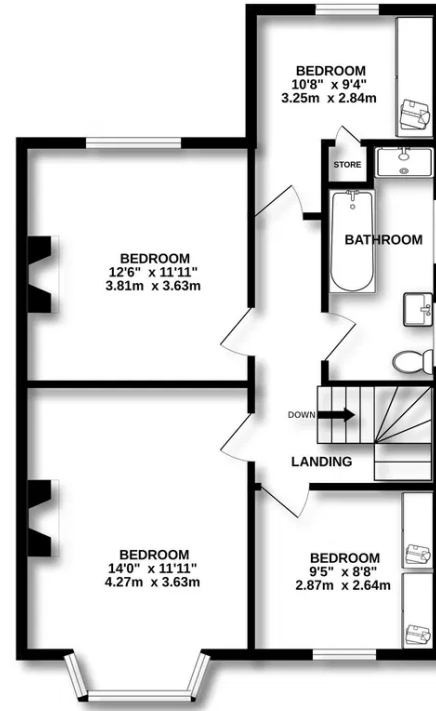




GROUND FLOOR  
904 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.6 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		81
(69-80)	C	69	
(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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