

# Brennan Ayre O'Neill

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Freehold



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Council Tax

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Vyner Road North, Prenton

Guide Price  
£650,000

19267844

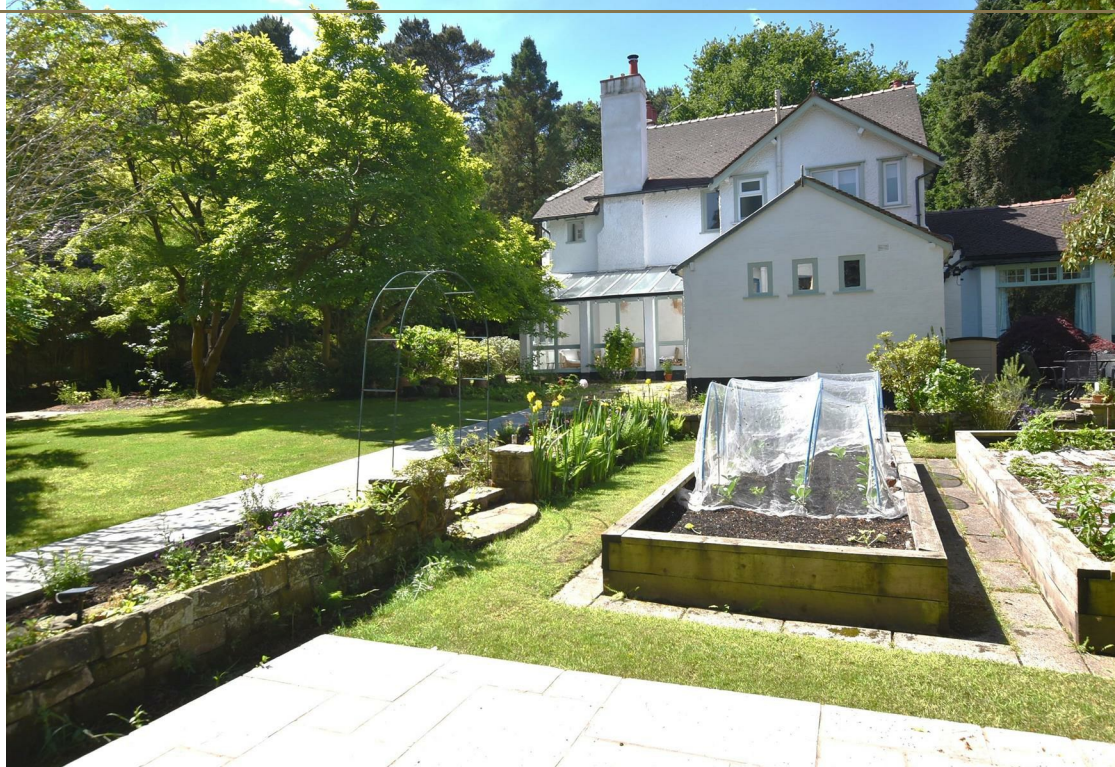


Huge improvements and refurbishing of the old Wayside over the last four years - from the stripping and varnishing of the most spectacular of pitch pine wood block floors throughout much of the ground floor, to the installation of a delicious looking fitted kitchen with central island; there's a similarly eye catching bathroom in situ too.

Much redesigning has taken place around the most attractive of established and private gardens too; and whilst retaining the character and tranquil ambience of such a plot, there now stands before you a little something for everyone to enjoy - from the focal point of a handsome magnolia tree and the many rhododendrons to appreciate together with various patios, veg patches and more established borders. There's also a newly laid off road parking bay for a couple of cars with more room besides as required.

Wayside's huge appeal, for us at least, is three fold. Beautifully refurbished 'traditional' and spacious family accommodation finished in a sympathetic and somewhat understated style; a 'tucked away' plot, proportionate and yet, with all its updating having taken place, still an established feel remains; Wayside is set, as it is, with a full backcloth of the woods of Bidston Hill (comprises @100 acres of Woodland trust.) to the rear.

We are reasonably confident our slide show of photographs are able to highlight the space, the light and the finish. The floor plan of course is the 'go to' for most of you to determine how the floor area matches up to your needs and expectations. What we want to do is invite you in to appreciate first hand the elegance of the three beautiful reception rooms; their floors, windows and fireplaces together with the massively welcoming entrance hall. To admire the beautiful bespoke kitchen (with associated utility and pantry) and bathroom and then the size and presentation of each of the five bedrooms spread across first and second floor.







On your tour you'll discover other aspects both useful and, well, character-ful. The deep half landing window, the second floor room absolutely suited to a second floor bathroom; the sun room, store room; returning back to this most beautiful of halls with its fireplace ...think Christmas time.

Back then to that list of upgrades for you to consider too: A full rewire including new fuse board etc has been installed together with a significant amount of re-plumbing which included adding heating to the kitchen, to the downstairs loo and to the top floor double bedroom. Radiators were re-sited within both the living room and dining room. There was much re-plastering throughout most rooms of the house (new coving and picture rails too) and of course the installation of the fabulous looking kitchen (and utility) with Neff appliances, hot water tap, warming drawer, induction hob. The cloakroom was replaced with Burlington fixtures and Amtico flooring.

Outdoors and the newly redesigned yet still established garden includes New fencing at the bottom of the garden along with a new driveway and patio with Indian sandstone, whilst an existing patio has been revived.

#### Locator

To find this beautiful home please Sat Nav: CH43 7PZ. It's to be found along the boundary of Bidston Hill (Woodland Trust); it's a two to three minute drive for free parking at Bidston Station for Liverpool, or the same time for the motorway for access to the tunnel.



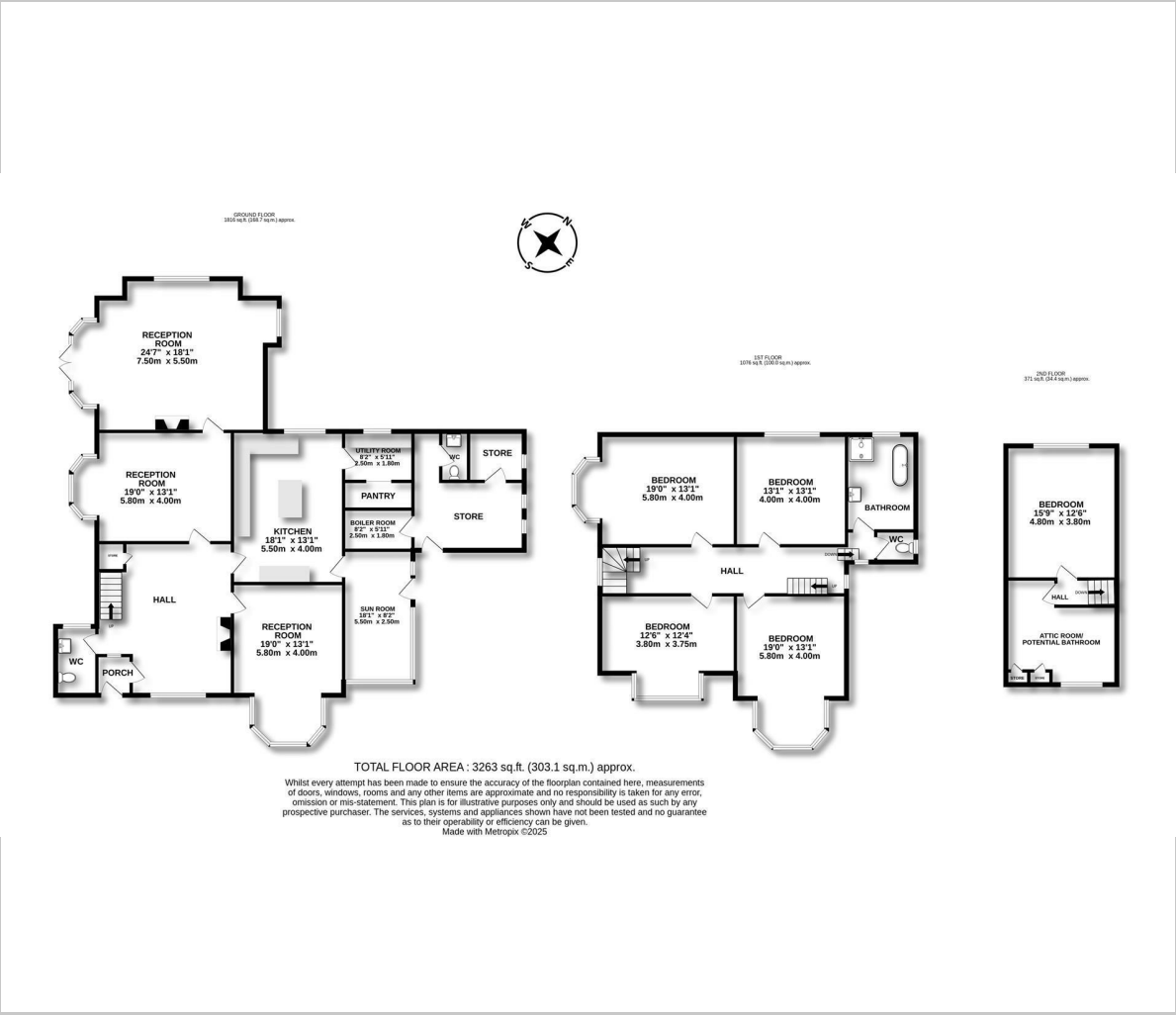








Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Brennan Ayre O'Neill**  
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