



Victoria Mount, Oxton, Prenton, Wirral, CH43 5TH

Guide Price **£585,000**

EPC C

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Plenty of features to look out for, aspects too from this sunken patio area as well as to the secure garden areas. (Access from both the utility room and the front 'dining room' leads to the garden).

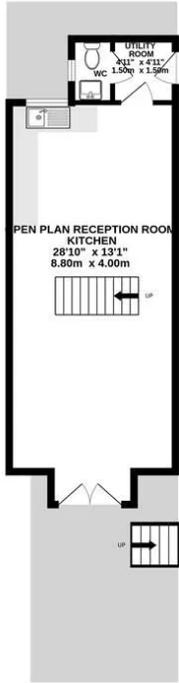
The kitchen has a central island which doubles as a breakfast bar for your guests.

The first floor shower room together with the en suite is on the first or ground floor, the main shower room is on the second. All rooms are comparatively similar and nicely sized for family accommodation; the gardens too, as have indicated, surprisingly generous for a central Oxtot village location. A two or three minute walk to the parade of village shops, Post Office and bars - so convenient..... but not too close! Sat Nav: CH43 5TH

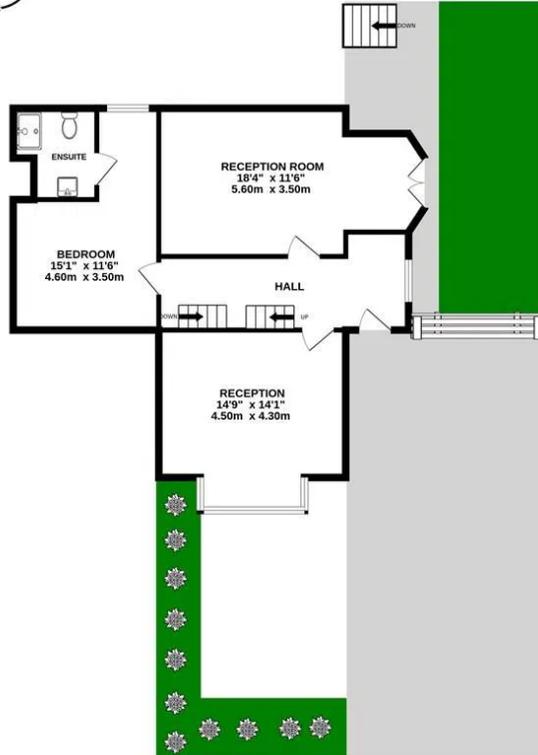




LOWER GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



FIRST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1728 sq.ft. (160.6 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		84
(69-80)	C	70	
(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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