



Storeton Road, Prenton

Guide Price **£415,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

This handsome Victorian detached cottage is we would suggest larger within than either the property may suggest from the outside and for the adjective 'cottage' may suggest. For this we would refer you straight to our floor plan to appreciate both the numbers of and sizes of rooms within.

For there are three reception rooms in addition to a kitchen breakfast room. There are also cloakroom facilities. Up at first floor are four double sized bedrooms service by a rather splendid bathroom suite with double shower tray, bath and separate loo.

In addition you'll also appreciate from our selection of outdoor photographs the rather generous size of garden plot, generally south facing, that this property also enjoys.

Off road parking is accessed from Hughes Lane, to the rear of the house...

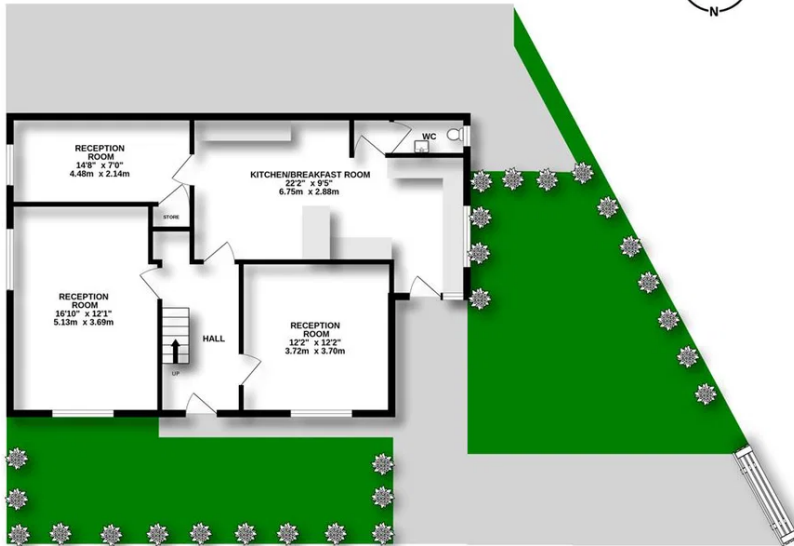
With lots of character, nicely proportioned rooms, pleasant south facing views and with the Maitland Church as a neighbour, this now vacant to view property has much to offer.

Located within Oxtan the village centre is but a ten minute stroll into whilst the Arno Fields with its rose gardens stands opposite. A very central location with all facilities at hand; please Sat Nav: CH43 5TL

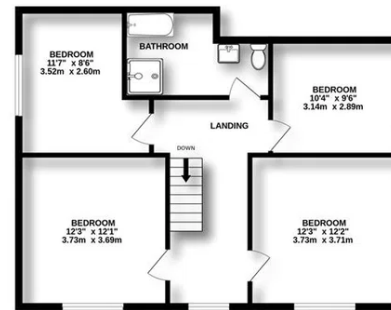




GROUND FLOOR
822 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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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