

# bradshaw farnham & lea



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Arno Road Oxton CH43 5SL

£220,000

part of  
the venmore group









## About the property

Situated in a pleasant leafy residential area close to the centre of Oxton Village, this beautifully presented and much extended semi detached house must be viewed internally to appreciate its many fine features. On the ground floor there is an entrance hallway with timber doors giving access to the lounge and kitchen and a second access point to the kitchen/utility room. To the first floor are four bedrooms and a superb family shower room. UPVC double glazing is installed. There is an attached garage with up and over door. There are superbly planted gardens to front and rear, the rear garden enjoying a sunny southerly aspect. A viewing is highly recommended.

### Property Entrance

Enter the property via a uPVC double glazed door into the extended inner hall giving access to the garage with, tiled flooring, loft hatch with pull down ladder giving access to a boarded loft, a timber door to the entrance hall and a further timber door through to the utility room.

### Entrance Hall

With a double glazed window to the front elevation, laminate flooring, built in double storage cupboard with hanging rail and shelving housing utility meters, radiator, timber door to the main lounge and kitchen with stairs rising to the first floor accommodation.

### Lounge

10' 9" x 13' 11" (3.27m x 4.24m)  
With a double glazed window to the front elevation, wall mounted feature electric fire, television point, laminate flooring, radiator, television point, telephone point and open plan through to the dining room.

### Dining Room

10' 3" x 10' 10" (3.12m x 3.30m)  
With French patio doors leading to the conservatory, radiator, laminate flooring, space for table and chairs, timber door leading through to the kitchen.

### Conservatory

10' 10" x 9' 11" (3.30m x 3.02m)  
With double glazed window to the side and rear elevation and french patio doors to the side elevation leading out onto a decked area, laminate flooring, ceiling light with fan and radiator.

### Kitchen

10' 3" x 8' 10" (3.12m x 2.69m)  
With a double glazed window to the rear elevation, newly installed this year the kitchen is fitted with a range of base units with roll edge work surface over incorporating solid granite sink and drainer with spray mixer tap over, integrated induction hob and oven, space for upright fridge freezer, laminate flooring, timber door to the pantry, open plan through to the utility room and recessed spotlighting.

### Utility Room

10' 2" x 7' 7" (3.10m x 2.31m)  
With a double glazed window to the rear elevation and a frosted uPVC double glazed door to the side elevation, base units with roll edge work surface over, space and plumbing for washing machine and tumble dryer, tiled flooring, coved ceiling, double timber doors opening through to downstairs WC and further double timber doors leading through to a walk in pantry with shelving.

### Downstairs WC

With a frosted double glazed window to the rear elevation, the suite fitted in white comprising low level WC and wash hand basin set into a roll edge work surface, tiled flooring and a further timber door giving access to the inner hall.

### First Floor Landing

With a built in storage cupboard, loft access, timber doors to bedrooms and family shower room.

### Bedroom One

12' 2" x 11' 0" (3.71m x 3.35m)  
With a double glazed window to the front elevation, built in wardrobe with hanging rail, shelving and sliding mirrored doors, radiator and television point.

### Bedroom Two

9' 8" x 10' 9" (2.94m x 3.27m)  
With a double glazed window to the rear elevation, radiator and laminate flooring.

### Bedroom Three

9' 1" x 12' 0" (2.77m x 3.65m)  
With a double glazed window to the rear elevation, radiator and television point.

### Bedroom Four

7' 7" x 8' 10" (2.31m x 2.69m)  
With a double glazed window to the front elevation and laminate flooring.

### **Shower Room**

With two frosted double glazed windows to the rear elevation, the modern suite fitted in white comprising double shower cubicle, large rectangular sink with mixer tap over set within a rolled edge vanity unit with drawers and storage, low level WC, recessed spotlighting, tiled flooring and a wall mounted vertical radiator and underfloor heating.

### **Exterior**

#### **Property Approach**

To the front of the property there is driveway allowing for off road parking leading to the garage with a secluded patio area providing space for outdoor seating with hedge and border screening and steps descend to the property entrance.

#### **Rear Garden**

To the rear of the property there is a decked area leading from the conservatory with space for table and chairs, allowing for the ideal space for al fresco dining and entertaining, lawn with borders

stocked with an abundance of shrubs and established planting surrounded by sandstone retained flower beds providing year round colour and interest, further raised decked area to the rear of the garden so placed to enjoy the sunny aspect throughout the seasonal months.

### **Garage**

With up and over door.

### **Added Extras**

The property has cavity wall insulation. There is mezzanine loft space above the garage and a main loft which is part boarded for storage.





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2024 10  
100% SATISFACTION GUARANTEED

### Viewing Arrangements and Location

Viewings to be made strictly by appointment only through the agent.

From our office proceed up Woodchurch Road at the second set of lights turn left on to Storeton Road and first right on to Fairview Rd, proceed in the direction of Oxton village and take the fourth left on to Arno Road

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

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