Guide price
£450,000

- 5 True Double Bedrooms
- Large Kitchen/Diner
- 2 Reception Rooms
- Tanked Basement/Utility
- Cloaks, Bath & Shower Room
- EPC BAND D
- Council tax - Band E

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Brennan Ayre O’neill

40 Village Road, Oxton CH43 6TY
This home has all the character features and thoroughly appealing decor of its neighbouring house which proved so very popular and sold so quickly. No 40 however, has even more to offer: a larger combined kitchen breakfast room, for example; a 'tanked' and centrally heated basement area together with an integral garage; a shower room to the top floor as well as a particularly generous family bathroom with four piece suite. There are also five true double sized bedrooms, all very, very nicely presented and decorated. (Please note: floor plan to follow).

So in summary the accommodation comprises an elegant and entrance hall, typical of its period (storage and cloakroom facilities), and with generous landing areas off a handsome staircase. A fab' kitchen breakfast room to the rear of the house together with two separate reception rooms completes the ground floor accommodation.

However the basement area has been renovated and offers good utility space, drying space (two radiators) and or home study space whilst there's also integral access to the garage at this level.

Up to the first floor and there are three very pleasant double bedrooms serviced by a larger than expected combined bathroom with both four piece suite and walk in linen cupboard. Up once more and here standards don't slip and a bright and spacious second floor landing area leads to two further true sized double bedrooms, a shower room and more storage.

Outdoors and you can see how the drive to garage is very separate from th pedestrian path to the front door. To the rear is a pleasant garden area with a mix of patio and astro turf grass covering and established borders.

In summary, a very comfortable, a very inviting and a desirable period home within what we can genuinely describe as a 'hot spot'.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute and part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property. We have not tested any services nor appliances and cannot give any assurances or warranties as to their condition or reliability. All measurements are approximate having been taken with an electronic measuring device.
Locator
A highly sought after position just a few minutes walk into the centre of Oxton Village; a short drive to St Saviour’s Primary, and a 6/7 minute walk to Birkenhead School. Then 5 to 10 mins by car to the tunnel for work is just one good reason why Oxton Village district is so popular...Sat Nav: CH43 6TY