



Freehold



Dorchester Park, Noctorum

Guide Price  
£395,000

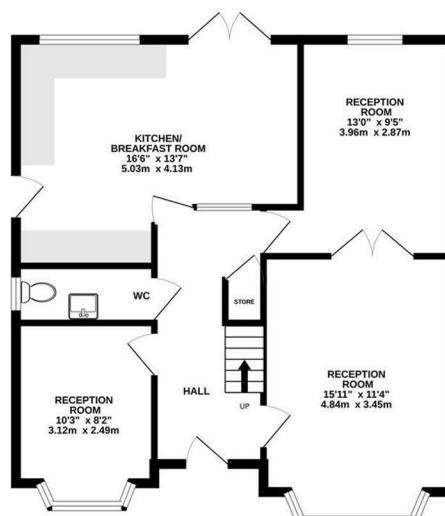
GROUND FLOOR  
713 sq.ft. (66.3 sq.m.) approx.

This property on the Noctorum estate stands in one of the most sought after positions here. It also represents one of the larger house types offering three reception rooms together with four good bedrooms, bathroom and two en suite rooms. In addition there is a double garage.

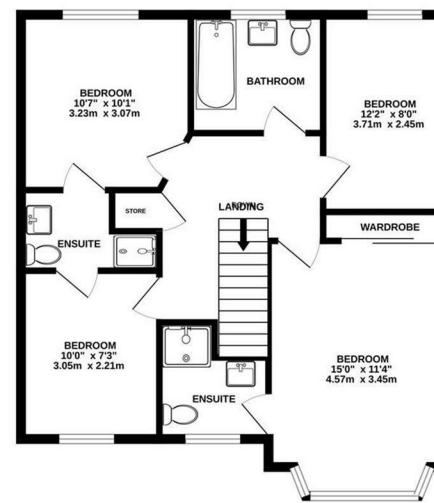
We expect vacant possession to be available two to three months after a qualified offer has been made and proof of funding registered. Please ask for further details.

Internal photographs are not currently available at this time.

Noctorum is a prime residential areas both within close proximities to primary and secondary schools, shops and public transport. Access to the motorway and the tunnel for Liverpool are approximately ten minutes away. Dorchester Park is a non through road. for directions please sat nav; CH43 9HD



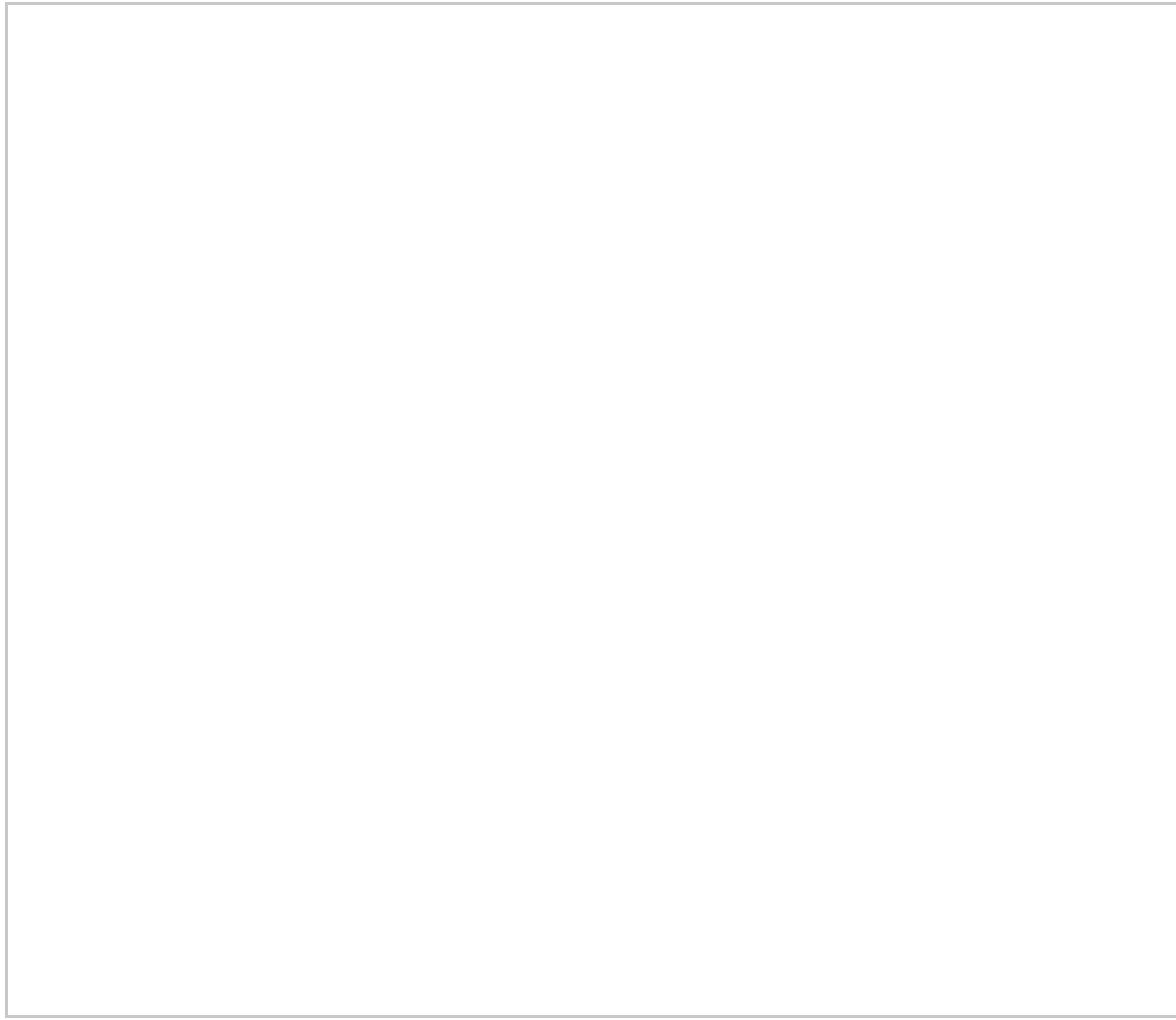
1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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 plan symbols appearing on the plan have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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