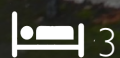


# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



Gresford Avenue, Prenton

Guide Price  
£329,950

19652877

We urge you immediately to reflect on our floor plan below for this extended traditional semi. Mostly due to wanting to emphasis the size of the three 'double sized' bedrooms - the third bedroom especially needs checking out. Not just for floor area but for design too - it's a little different, a bedroom the kids would undoubtedly fight over given its shape - a corner for study (more like game station!); and a second 'roof' light window...

Much more to check out too including an upgraded conservatory. Space that now has a 'hard' hat - in a fully insulated covered roof - keeps the sun out, the heat in - which with a radiator in situ - makes this very useable space - more as a third reception area/study/snug - if you will.

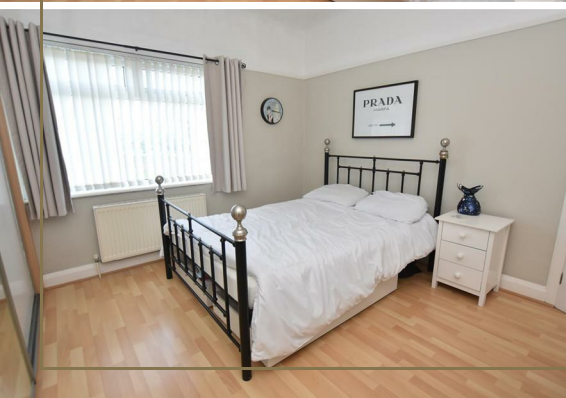
Then there's the size of the kitchen - more a kitchen breakfast room really with room enough for a table for four...and plenty of units too. (Also note the cloakroom facilities near at hand)

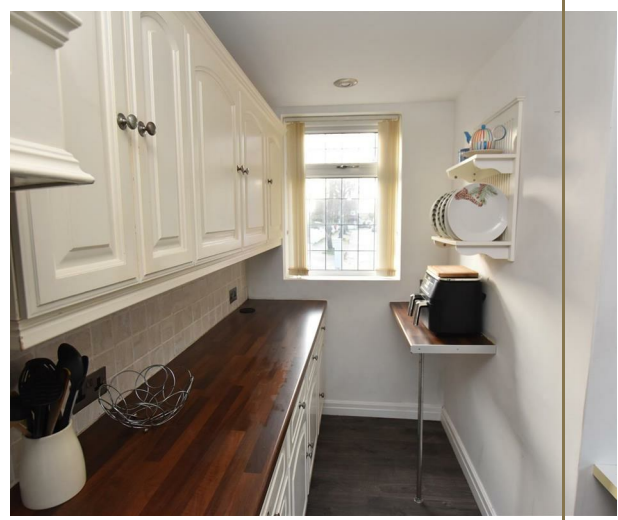
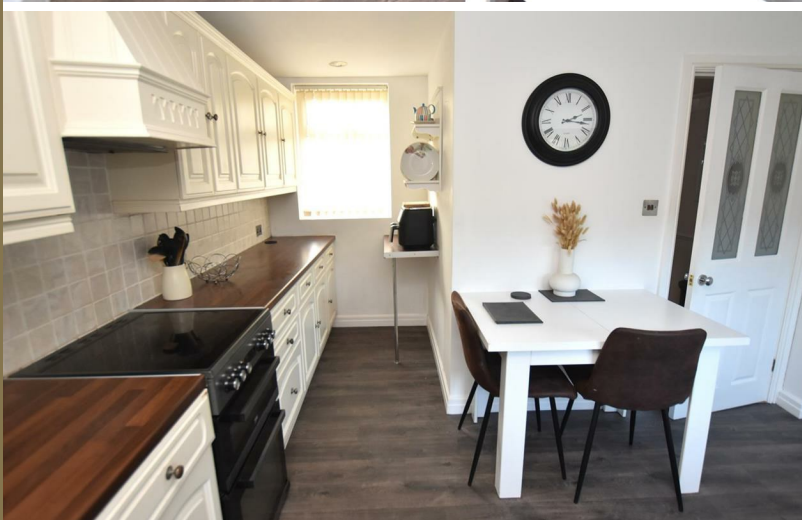
Both original reception rooms are, of course, separate from one another and suitably traditional with the front room having a bay window; one that mirrors the primary front bedroom.

Views from here especially are worth a take: right down Gresford Road and its tree lined pavements. Similarly out in the back garden the house is very private and hardly overlooked t all...Back to the front and you'll see block paving for parking...

Smartly and very much neutrally presented this cleverly extended semi stands unquestionably within one of just two or three of the most desirable residential roads of traditional semi detached homes within Prenton. In addition to all of this NB please that there is no onward property chain involved in this house sale.









## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Brennan Ayre O'Neill**

Estate Agents | Surveyors | Property Managers

377 Woodchurch Road, Prenton, Wirral,

Tel: 0151 608 8586

Email: [prenton@b-a-o.com](mailto:prenton@b-a-o.com)

[www.b-a-o.com](http://www.b-a-o.com)



19652877