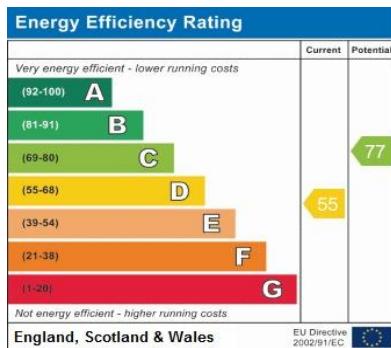
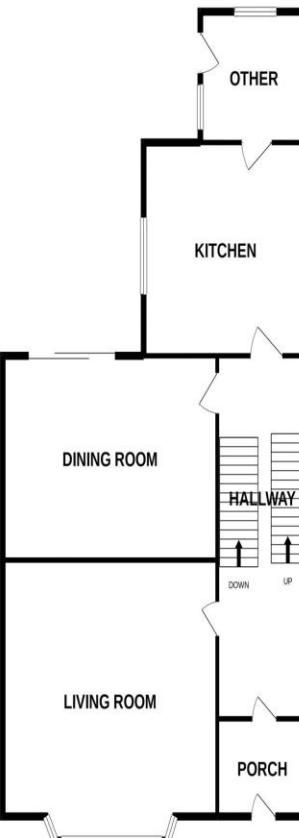


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EPC & Floor Plans



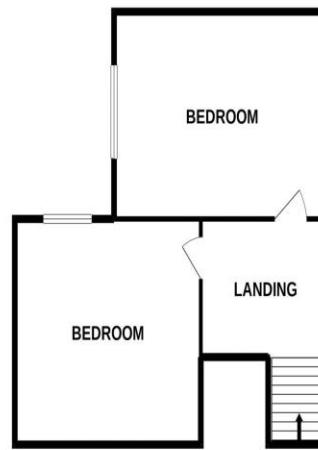
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Tenure: Freehold

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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The Small Print...

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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About the property...

Spacious family home! Located on The Woodlands is this fantastic opportunity to turn a house into a home. Close to local amenities, schools and fantastic transport links this could be the perfect home for a growing family. Still offering a lot of original characteristic features, this is not one to be missed. Upon arrival to the property you are met with a single driveway and a flagged path up to the front door. Once inside the property you are welcomed by an entrance porch leading through to a large hallway with access to the living room and stairs up to the first floor or down to the lower ground floor. The living room offers a stunning bay window giving it a bright and airy feel. Going down to the lower ground floor you have the large dining room with sliding patio doors out to the rear and the kitchen with a range of wall base and drawer units with access to the utility room. There is also access on this floor to the cellar below which is perfect for storage. The first floor is over a split level with two large double bedrooms, one of which being the fantastic size main bedroom with bay window and a bathroom with separate WC. The bathroom benefits from both a bath and a shower cubicle. Up to the second floor you find a further two double bedrooms both bright and airy. The outside of the property offers a private rear garden with patio area perfect for entertaining.

About the location...

From the agents office proceed along Woodchurch Road in the direction of Birkenhead. Then head east towards Grainger Avenue and turn right onto Whetstone Lane. The left turn will take you to The Woodlands and then the property will be on the left.



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