

bradshaw  
farnham  
& lea



357 Woodchurch Road  
Prenton  
Wirral  
CH42 8PE

0151 608 9595  
[prenton@bflhomes.co.uk](mailto:prenton@bflhomes.co.uk)  
[www.bflhomes.com](http://www.bflhomes.com)

Atholl Duncan Drive Wirral CH49 0WF

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About the property

Perfect family home! Located on Atholl Duncan Drive in Upton Pines is this extremely well-presented, four-bedroom, detached home. From the spacious rear garden to the en-suite to the master bedroom, this is perfect home for a growing family. Close to local amenities, reputable schools and great transport links, this is not one to be missed. To the ground floor is a welcoming entrance hall with access to the living room, downstairs WC and kitchen diner. The living room is both bright and airy with a stunning bay window which floods in natural light and the kitchen diner is a beautiful open space with access to the handy utility room and French doors out to the rear garden. This is a great space for entertaining. The first floor benefits from four good size bedrooms, family bathroom and en-suite off the master. Three of the bedrooms offer fitted wardrobes and the family bathroom boasts from a stunning four-piece suite. The rear of the property is a private garden, mainly laid to lawn with a patio area. The perfect place to enjoy those warm summer months.

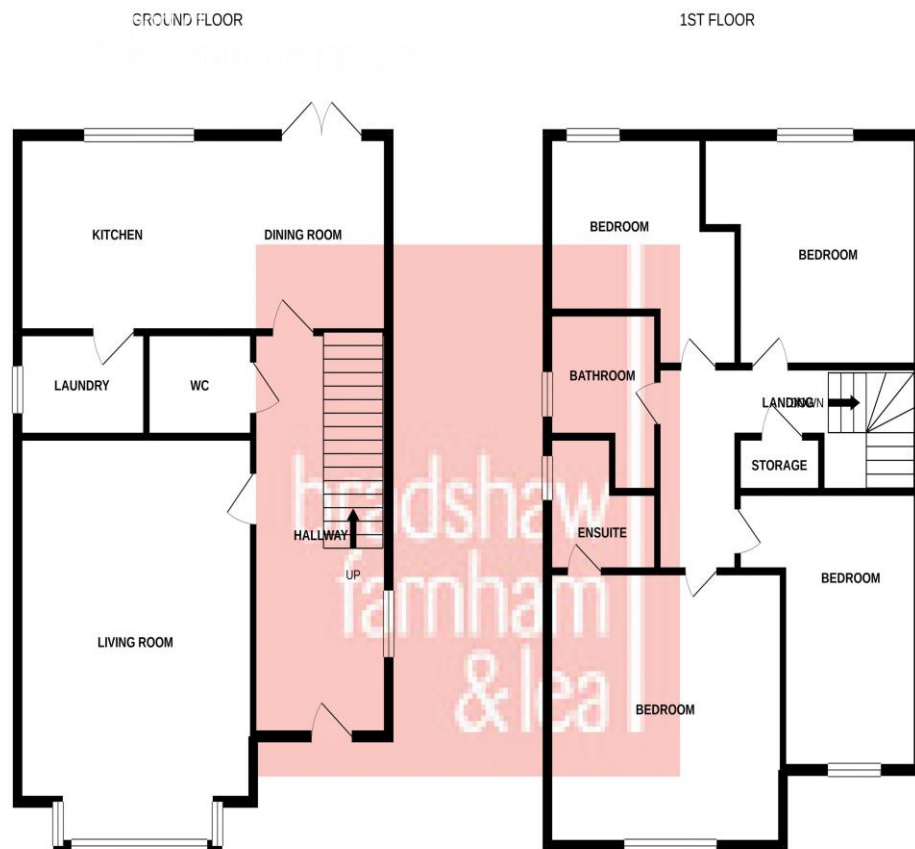
<div>Living Room</div> <div>16' 3" x 12' 3" (4.95m x 3.73m)</div>	<div>Bedroom Two</div> <div>10' 9" x 8' 0" (3.27m x 2.44m)</div>
<div>Kitchen/Diner</div> <div>19' 2" x 10' 11" (5.84m x 3.32m)</div>	<div>Bedroom Three</div> <div>10' 9" x 10' 8" (3.27m x 3.25m)</div>
<div>Utility</div> <div>6' 1" x 5' 10" (1.85m x 1.78m)</div>	<div>Bedroom Four</div> <div>7' 10" x 11' 3" (2.39m x 3.43m)</div>
<div>Downstairs WC</div> <div>4' 0" x 6' 0" (1.22m x 1.83m)</div>	<div>Family Bathroom</div> <div>9' 6" x 7' 0" (2.89m x 2.13m)</div>
<div>Master Bedroom</div> <div>9' 10" x 12' 2" (2.99m x 3.71m)</div>	<div>Tenure</div> <div>Freehold</div>
<div>En-suite</div> <div>6' 9" x 6' 5" (2.06m x 1.95m)</div>	



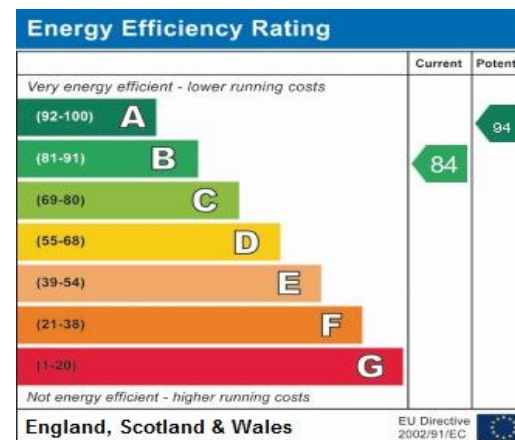








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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### Viewing Arrangements and Location

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

From the office proceed along Woodchurch Road in the direction of Arrowse Park Hospital. Proceed past the Hospital onto Arrowse Park Rd and Atholl Duncan Drive is second on the left just before the Sainsburys roundabout.

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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