



Farndon Way, Prenton, CH43
£420,000

Brennan Ayre O'Neill
Estate Agents | Surveyors | Property Managers

This has been a comfortable home for our client and their family over their years here, mostly for its flowing accommodation and large footprint. There's a generously sized plot which affords ample parking to the front, and certainly enough space for a football net to the rear, and perhaps a veg patch, too - if you are so inclined. Four bedrooms to this detached home, and much more to explore, too...

Accommodation which lends itself well to the growing family, certainly. Porch entrance, for the shedding school bags, trainers et al, and on into the hallway. There's a handy w.c tucked away here, and then on to the tour. Sitting to the rear is the large breakfast kitchen, overlooking the pretty garden. A host of fitted units here, plenty of worktop prep' space, too, as well as ample space for the breakfast table. Off here you'll find the large wet room.

Over then to the main living room, this overlooks the green to the front of the property - note the no ball playing notice on said green - so certainly a room to enjoy the peace of Farndon Way. Extra space lies to the rear where there is a secondary reception, perfect for a play room, formal diner, or office, perhaps. What this property also provides is a wealth of future potential; with the plot size on offer, following necessary permissions being granted, there are possibilities of pushing the back of the house out, as many in the area have taken advantage of.

Up to the large landing with more storage, there are four bedrooms; three doubles and a really good sized single - little arguing from the kids as to who gets which. And a family bathroom suite completes the lot.

Outside you have front lawns, parking for two, and a garage. Round to the back there is a very well kept garden with patio space directly from the rear reception, lawn, pathway and pretty stocked borders.

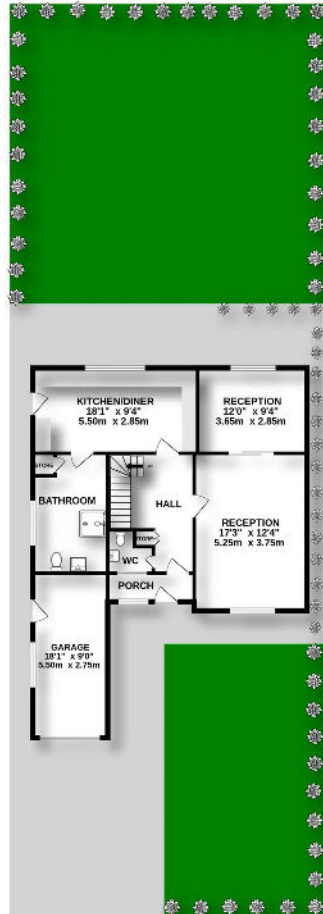
This is a quieter enclave of CH43, with just a ten minute walk up to Birkenhead School and to the bus stops on Bidston Road. A short car journey will also take you to either the Queensway tunnel for Liverpool, or the M53 for further afield - for Sat Nav - CH43 2NP







GROUND FLOOR
902 sq. ft. (83.8 sq.m.) approx.



1ST FLOOR
720 sq. ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 1622 sq. ft. (150.7 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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