



Grosvenor Road, Oxton, CH43

Guide Price £475,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Tenure: Freehold

This is a superb four-bedroomed semi detached extended home on the rather quiet and leafy Grosvenor Road, CH43. Superb for its size and distribution of accommodation (leave the kids to it in one of the two reception rooms, whilst you entertain in the rather impressive kitchen diner). Superb, also, for its hop skip and jump to BHSA and St Anselm's schools... and superb for its eco-friendly approach to family living - see later points on this*

Let's start at the back of the house, with the kitchen - this comes complete with two sets of patio doors leading out to the pretty south facing garden. The kitchen itself provides plenty of worktop prep' space, units, too; as well as space for a range style cooker, separate ovens and focal central island. Incorporating a large dining space, as well - making for a very comfortable experience, certainly for the extended family, and some!

Not forgetting the two reception rooms, one to the front, one to the rear, as well as w.c with store room adjoining - with plumbing ready should you need a further shower room to the ground floor. With the floor space on offer here, the second reception could certainly lend itself to a bedroom for visiting family - or those who live with, perhaps.





Door through to huge garage - all singing, all dancing; with electric charger for the car (this is a garage that is actually used for one of the family cars!), there's plumbing for the washing machine and dryer, too, a mammoth amount of storage space, and is also the hub for the solar panels in situ. Installed 15 years ago with Government backed guarantee, this installation provides circa £3,000 back to you which is paid per quarter following the reading of the meter. Speak to us for more info - it's really rather impressive!

So let's hit upstairs - two double beds, one single, wc, and bathroom with bath and separate shower to the main house; the principle then sits to the extension, above the garage. Complete with what I can only describe as an enviable amount of built in wardrobe space, as well as a larger than average en suite. Again, a very comfortable experience, indeed.

Out to the front of the house is a private aspect too; green, with shrubs and bushes from the established rear boundary of St Anselm's College across the road. Take a moment too before or after your viewing to appreciate how quiet this particular stretch of Grosvenor road is. With the extensive gardens and home of the Carmelite Monastery next door but one, the peace and quiet of the road is guaranteed - other for the occasional peal of bells...

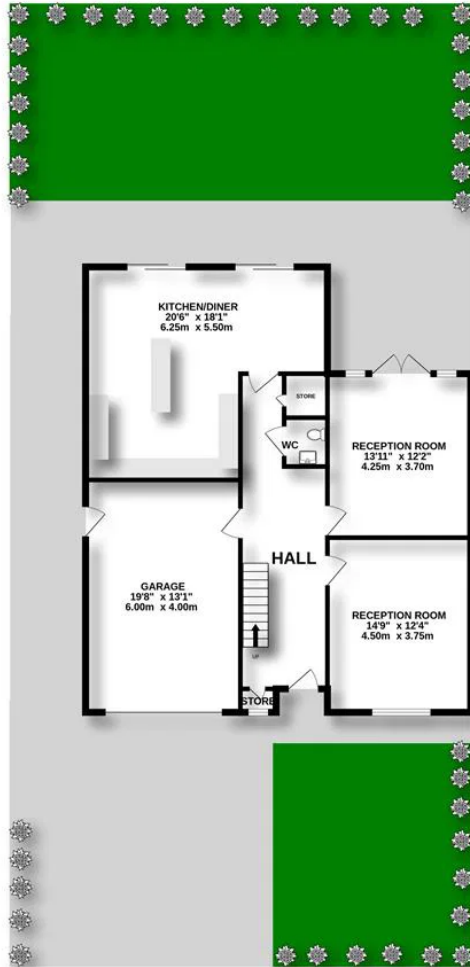


Grosvenor Road is found in four sections. Our property is location within the second section towards but not too near the cross roads. It is a couple minutes stroll to either BHSA or St Anselm's for school and another five to Birkenhead School. The tunnel for Liverpool is also five minutes by car and the Park, another five minute walk. So all amenities nice and handy and yet you'll find this location one of the most relaxing. For directions please Sat Nav: CH43 1UB

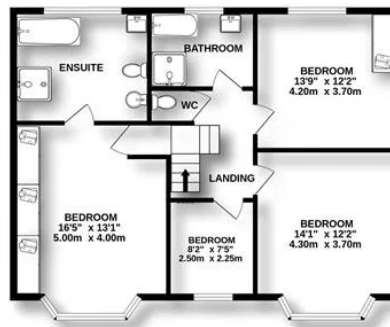




GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1926 sq.ft. (178.9 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	87	91
(69-80) C		
(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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