



Marlborough Grove, Oxton, CH43

Guide Price £295,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Tenure: Freehold

It's often said that you'll make your decision about buying a house within the first few seconds of stepping over the threshold, after getting the all important feeling; so let us tell you why Marlborough Grove will tick many of those boxes and, indeed, give you 'the feeling'... As with most families, we all need more space, more storage, more choice; here we have a selection of hubs to choose from, join the buzz of family debate in the open plan kitchen diner where there is the essential decision making kitchen island to congregate at, a smart fitted kitchen with plenty of cupboards and work top space as required. And then there's then the dining area complete with stripped wooden flooring, wood burning stove, and doors out to the rear. Then there's the conservatory, currently proffered as a (rather well organised, and slightly enviable) play room for the little ones - again, out to the rear from here, too. We certainly enjoy the versatility of this space - once those toys are no longer needed, this, perhaps could become your formal diner...

And we're not done yet, back out to the hallway - note here space enough for the family piano. Tucked away, then, is the utility and wc - a tremendously helpful room, we're sure you'll agree. Plumbing and electrics for washing machine and dryer, as well as wc, sink, and boiler. On, then, to the front of the home where there you'll find the perhaps more tranquil of spaces - the sitting room. Note the size of the windows afforded by the bay here, as well as the actual footprint of the room as per our floorplan included. Up to the first floor and to the well proportioned bedrooms - four on offer here, the master with pretty fireplace, huge built in wardrobes, and window seats for extra clever storage. Three further rooms, two of which are doubles, and the third although the smallest, is not to be shunned when the kids are choosing... Cleverly our client has adjusted the layout of the bathroom and third bedroom, borrowing space from the latter, allowing for a spacious four piece bathroom, certainly handy for those mornings when one or all of you simply must be in there all at once! And although they do say you just get that feeling, so too do they say that it's all about the location. Marlborough Grove sits just a gentle stroll from Oxtan Village - with its rather impressive collection of independent eateries, bars, épiceries et al. It's also just a 10-minute walk down to Borough Road where there are direct bus links through to Liverpool, making a potential commute easy and relatively quick... For Sat Nav: CH43 5RJ











Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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