



The Ridings, Noctorum, CH43

Guide Price £495,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

A new build home with over 2,000 sq ft of accommodation. This property sale comes with a 10 year insurance backed guarantee by Q Assured build warranty. Standing in a substantial garden plot with ease of access to parking and garaging off The Ridings; the property is hugely well screened from the corner of Beryl Road and The Ridings. Well positioned towards the top quarter of Beryl Road, the location is ideal for easy access to local schools including St Anselm's (playing fields on the door step, as it were); Birkenhead School and BHSA for girls...

A finely proportionate detached home with surprisingly large gardens for a new build, we say. The accommodation includes a significant entrance hall with cloakroom facilities. There is a study/tv room, a large main separate living room and a fabulous spacious open plan family kitchen/diner/living area to the rear of the house with views and doors maximising views to this garden. A separate utility room, with access to the garage, services the kitchen.

Up at first floor are four very impressively sized bedrooms. Check out our floor plan to compare matching property bedroom sizes in this price range - these will not disappoint, we are sure. Together with a grand family bathroom and a wet room to the master bedroom, this completes an altogether excellent and well set out family first floor.

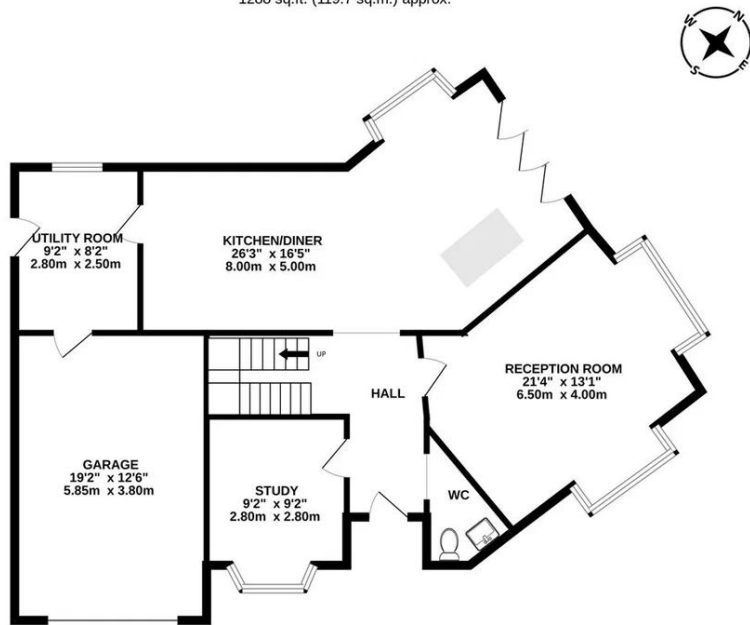
Of course you can see that the property is vacant and ready for viewing. We can normally accommodate a walk through at relatively short notice so please do call us : 0151 608 8586 or via free phone number on Rightmove.

Ten minutes from the free parking for the train to Liverpool or the motorway spur. Directions on Sat Nav: CH43 9XZ

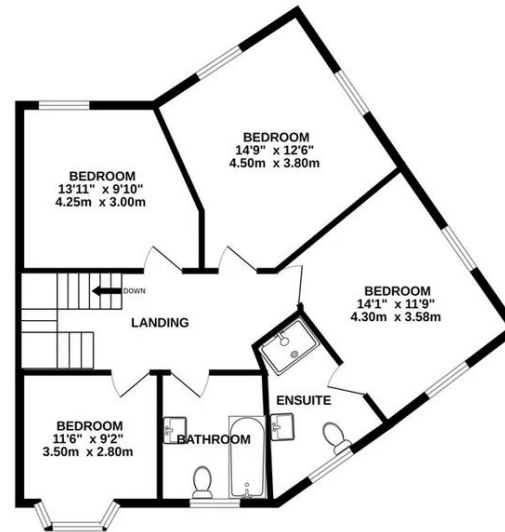




GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 2138 sq.ft. (198.6 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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