



Tollemache Road, Prenton

Guide Price £675,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Bedrooms: 7

Bathrooms: 3

Receptions: 2

We prefer to focus more on the schedule of refurbishment that has been carried out, letting our slideshow of photographs paint the picture as we're sure they do, of the elegance, the cosmetic style of décor, colour mixes and what clearly appears to be a seamless blend of modernity with Victorian within this the most beautiful of homes. Of course our floor plan below sets out the four floors of generous, however not overly sized accommodation.

Our property has been fully rewired and replumbed. Windows too are new (including a set of black aluminium bi folds which open to a redesigned garden.) Of course, both what is a splendid looking and finished kitchen and both bathrooms were also replaced during what became an extensive refurbishment programme.

As part of the rewire programme, automatic sensor lighting was integrated to the stairs and landing areas (with young children in mind); a 1500 mega second internet speed also added.

The majority of internal walls taken back to brick and replastered; with internal insulation also added to third and fourth floor level.

The full replacement gas central heating system (see 'boiler room' photo) has been 'zoned' per floor for best efficiency, making sure, together with the insulation added that successfully attempts are made to minimise heating costs.

Floor coverings were also replaced throughout too, whether hard floor covering or carpets. There is a particularly stylish stairs and landing carpet which in our view suits the handrail and spindle furniture.

Clearly the big attraction to this family home will be the open plan kitchen come living and dining area - we say it has the iconic 'wow' factor. But it's also hugely practical in shape, in design, in unit space and in what is a rather desirable and quite stunning piece of quartz which stands centre stage. Together in one 'through' room; it is both a naturally bright room as well as hugely appealing.

There is one more principle room at this ground floor level; a nicely proportioned living room; together with a

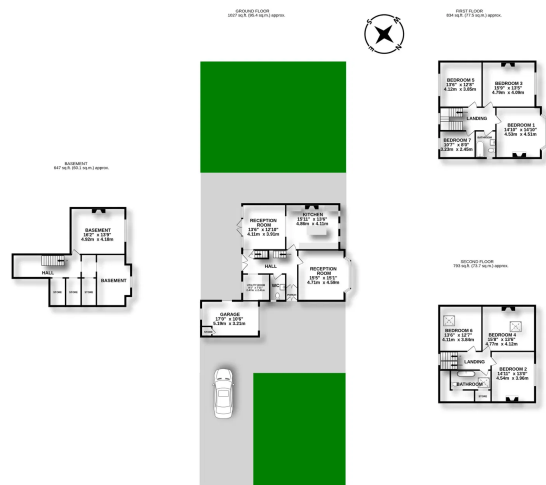












TOTAL FLOOR AREA : 3301 sq ft (306.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with MyPlan 2020



TOTAL FLOOR AREA : 3301 sq ft (306.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with MyPlan 2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(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	

- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
- Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
- No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Brennan
Ayre
O'Neill