

Brennan Ayre O'Neill

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Leasehold



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EPC



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Council Tax



B

Bidston Road, Oxton

Guide Price  
£450,000

19533605



This is nothing less than a glorious 'Mansion Flat'; a flat as big as HOUSE! A very rare property type for age, (late Victorian), for its size (some 3,300 square feet of accommodation) and for that in fact being the largest apartment within Oxtou we've had the pleasure in marketing - ever!

Magnificent too for its elaborate reminder of that period of time: mosaic threshold, pitch pine doors, high ceilings, fireplaces and more to boot.

A 'mansion flat' is usually denoted as a grand, often purpose built apartment with all of the above; ours however was created from a conversion of what, as you can see, is a not inconsiderably sized dwelling converted into just four very spacious apartments.

To add, please note that our apartment has enjoyed one careful family owner for the last 26 years. A family of four with children from nought to leaving home age have enjoyed the space, the character, the most beautiful of gardens and private courtyard together with a perfect location for local schools and facilities.

We don't believe we've been over zealous with our photographs nor added a video clip. We would rather spell out the basics within our text and let our modest slide show of photographs do the rest, as it were.

Fair to say though that this most handsome of apartments within what is a significantly imposing character property, does offer as much or more family accommodation than various other house types within its price range; certainly within this Oxtou postcode.

Presented across two floors; the ground floor offering the majority of living space with the basement accommodation offering an additional mix of both bedroom (and en suite) together with the 'snooker room' and ancillary storage space - the combination of which you'll surely agree there is indeed considerable room for this or any family to 'spread out'.







The ground floor, entered via the original front door of the house, naturally benefits from a sizeable 'reception hall'. There are two hugely attractive reception rooms standing either side of the entrance; the 'day to day' living room leads on down to the kitchen (with associated separate utility room) which in turn leads onto the morning room with its bifold doors opening to an especially private courtyard area. an area which perfectly catches the morning sun. This rotation of rooms brings you back to the hallway and to two of the three 'double' sized bedrooms. Two beautiful bedrooms and the primary bedroom having a fine selection of wall to wall wardrobes. A tasteful Victorian styled bathroom suite service these two.

The third bedroom, at basement level, has a thoroughly modern en suite shower room. Across the basement hall, passed the staircase and here you'll find the 'snooker room'. In truth, of course, it's an 'any room' - but if you enjoy your 'home cinema,' well.....

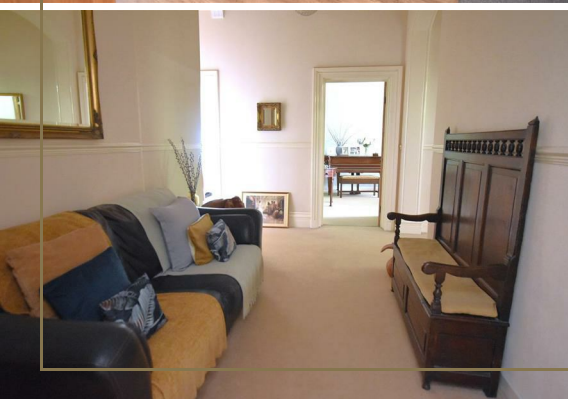
And with all this considerably elegant accommodation comes a gorgeous family garden. A garden that for clarification does belong solely to our apartment. With sun somewhere most of the time, this space is terrific and well used. Spot the summer house, the patio for the evening and the garage. This is located well over to the far side of the garden plot with its drive (again belonging to this apartment together with parking for three cars here plus an additional two spaces out to the front drive).

One other aspect surrounding the outdoor space is to note that given the location of the property, how quiet it is sitting in the garden. Even around school peak pick up time, there is very little traffic disturbance. No doubt due to the size of the house as much as for the natural sound barrier from the trees and hedges established within the front garden and parking areas.

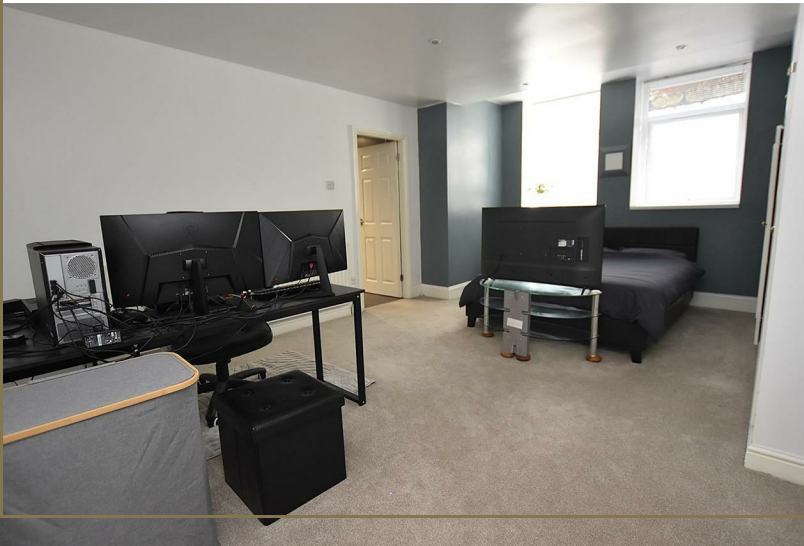
The benefit of not having to join that last 100 metre dash to school in the traffic is priceless. A walk to Birkenhead School for example will take you three or four minutes and maybe another ten down Beresford Road towards BHSA and St Anselm's College. Turn in the other direction and again a ten minute stroll takes you to the village. For directions Sat Nav: CH43 2JZ

#### Tenure

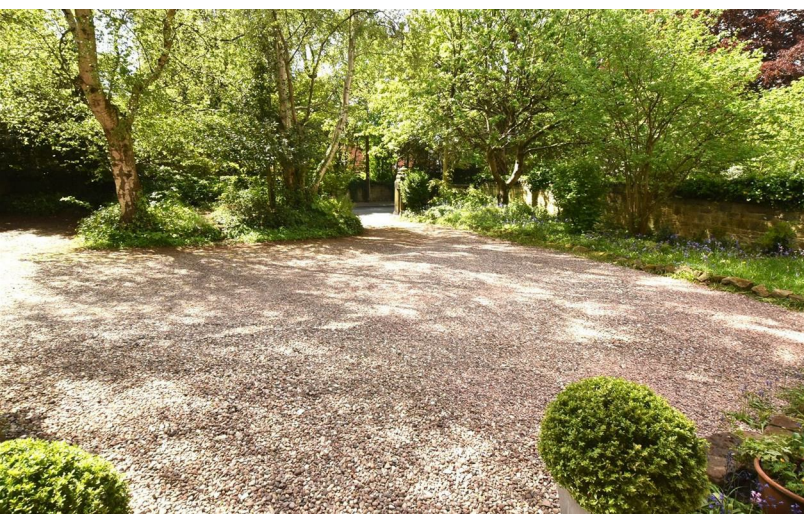
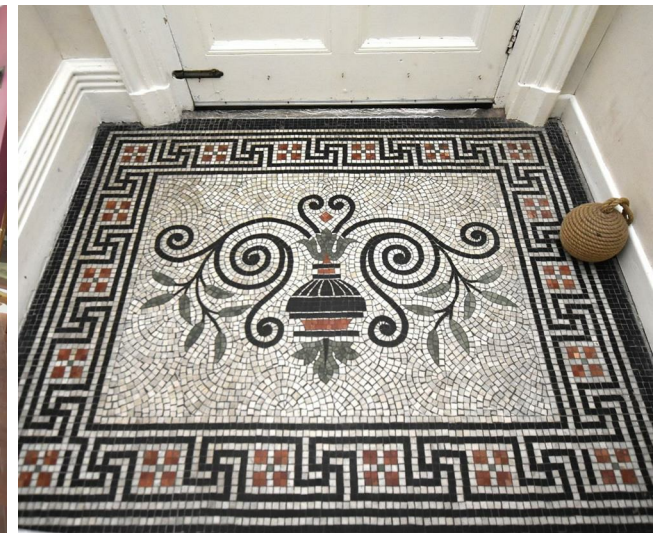
Each of the four apartments own a quarter share of the freehold. They have their own management company and pay £76 per month. There is a remainder of a 999 year lease (from 1979) assigned to each apartment.





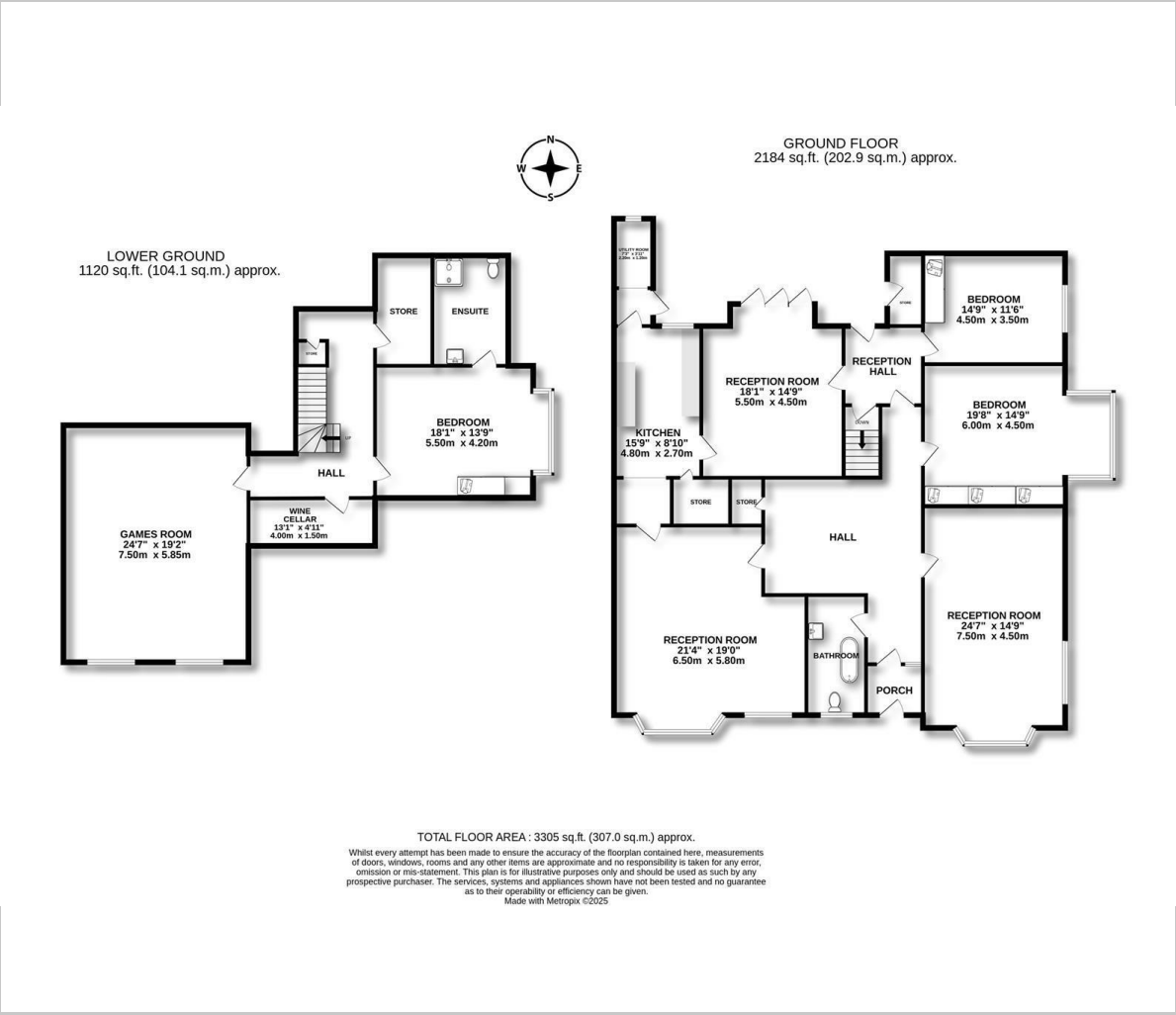








Floor Plan



Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

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