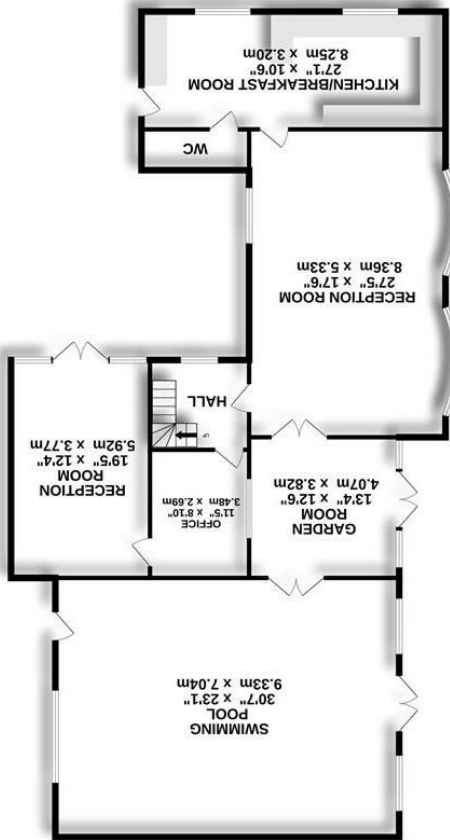
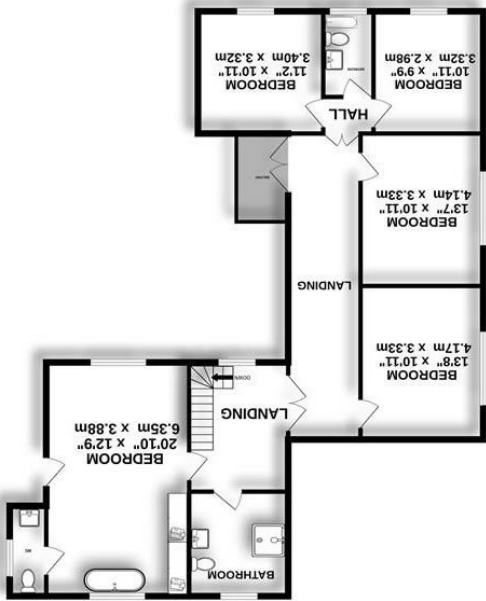




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What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative 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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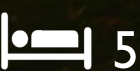
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Noctorum Lane, Noctorum CH43 9UE

Guide Price

0151 608 8586

prenton@b-a-o.com



£820,000

377 Woodchurch Road, Prenton, Wirral,

www.b-a-o.com

Back at ground level and likely the main attraction to you (apart from the 'pool room perhaps) is the living come dining room with it s windows looking on to a very private walled garden. This garden faces south whilst the court yard, to the other side of Ivy Cottage, with parking and access to a garage, has a west facing orientation. This too is private being enclosed by remote double gates. An interesting feature here is the filtrated well.

Much work and many improvements have been carried out to Ivy Cottage, including a replaced window system (note the one way visual units to the kitchen - you can see out, outsiders cannot look in).

In summary then, a well located, much larger than appears true family house with massive 'period' appeal and offered with a little extra feature - and for clarification, that invite to take a dip is, of course, once you've bought Ivy Cottage.

Nice and handy for a walk to school (Birkenhead School) with BHSA and St Anselm's College just a little further. Noctorum Lane, which leads into Mere Farm Road is a very quiet and fairly narrow road with next to no through traffic and yet very accessible quickly to the main roads for the motorway and the tunnel. For directions please Sat Nav: CH43 9UE

Ivy Cottage stands along a quiet road which runs off Bery/West/Wexford Roads- all three named the same road. Continue along Noctorum Lane in the other direction and the road name changes to Mere Farm Road = this is a quiet meander to the top of Wexford Road, closest to Birkenhead School, just a few minutes further. Altogether in fact, a very handy spot for this and a number of other



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favoured schools (BHSA, St Anselm's College) whilst the tunnel for Liverpool is around ten minutes by car. For directions please Sat Nav: CH43 9UE

