

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Leasehold



3



2



2



EPC



E

Council Tax

## The Westwoods, Noctorum

Guide Price  
£455,000

19559393



Of this special and luxurious three bedroomed first floor apartment you can see how we've majored on the entrance. And that's purely because it is, in our view at least and surely shared by many to come; quiet some entrance, quite some statement.

Certainly this is an unusually spacious and interestingly designed lobby and entrance (and as you'd expect at this price point of course it comes with its very own entrance); a stairwell (sensibly proportioned enough for the introduction of a lift perhaps) and a hall way to the main living quarters that is quite dramatic too....

Of course there are many other features to this somewhat special apartment, best to be appreciated on your viewing. However: take a look at the balcony and its view; the size of the kitchen breakfast room (separate utility at your service) ; the hugely attractive open plan living and dining room with its central chimney breast and feature fireplace focal point; the size of and design of the primary bathroom and size of the three bedrooms....Please, just come and take a view to appreciate all and more of what this extra generous sized apartment has to offer - we just ask that you are in a position to buy after you've been suitably impressed.

'Special' then not least for its extensive accommodation and square footage but for its location and for that fact that this is one of two apartment only in what is just a two storey apartment unit - with a matching pair of apartments neighbouring them. So, four in all, standing well back from Nocturnum Road with a mature garden setting, and with garaging neatly tucked away to the rear..





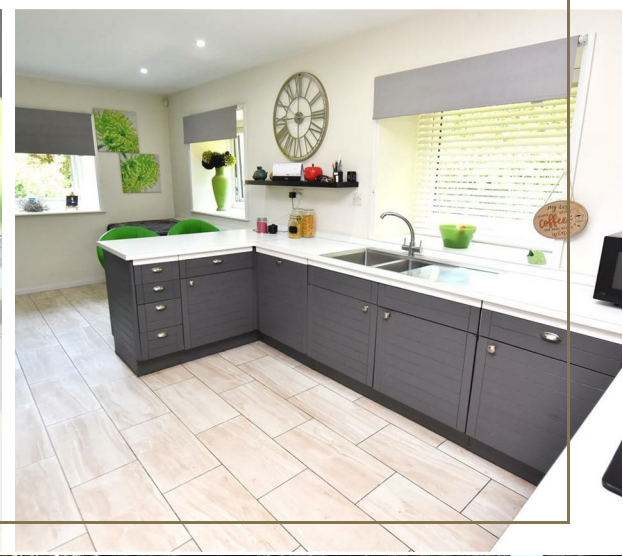
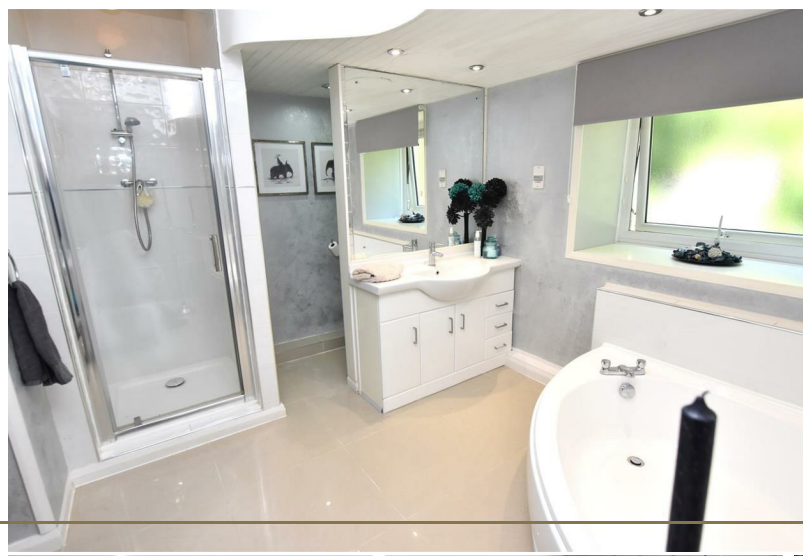
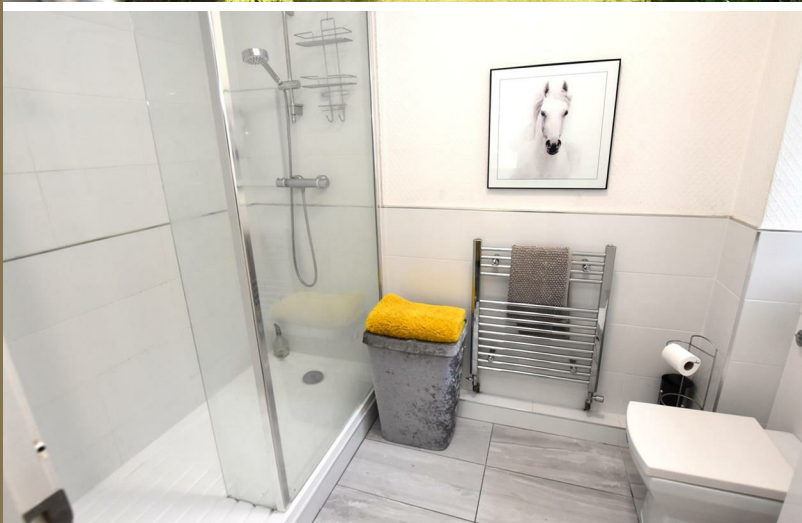


A few other points to note please: The apartment comes with a double garage as well as being the only apartment with its own dedicated parking bay. Above the utility is very useful attic storage (along with the many store cupboards along the hallway). Most of the windows were replaced during 2018; one or two that were not were already in a PVC double glazed finish) - within this system includes a smart composite front door. Karndean flooring was laid just 18 months ago across the combined living and dining quarters and hallway. New glass was installed to the balustrade, new ceilings and down lighting to the kitchen, living room and two of the three bedrooms and wardrobe furniture was also replaced. The balcony has had the latest addition with a newly tiled floor - the gorgeous view across the the Scott Pines and gardens below remain the same...

Located opposite school playing fields yet shielded by them from the tree line to the boundary of The Westwoods and a hop skip and a jump to the Wirral Golf Course, or a five to ten minute walk to Bidston Hill with its 100 acres of Woodland Trust; this is a spot for relaxation, recreation. For access to Liverpool, by car or train is five minutes to free park at the station or ten minutes to the tunnel. for directions please Sat Nav: CH43 9UQ





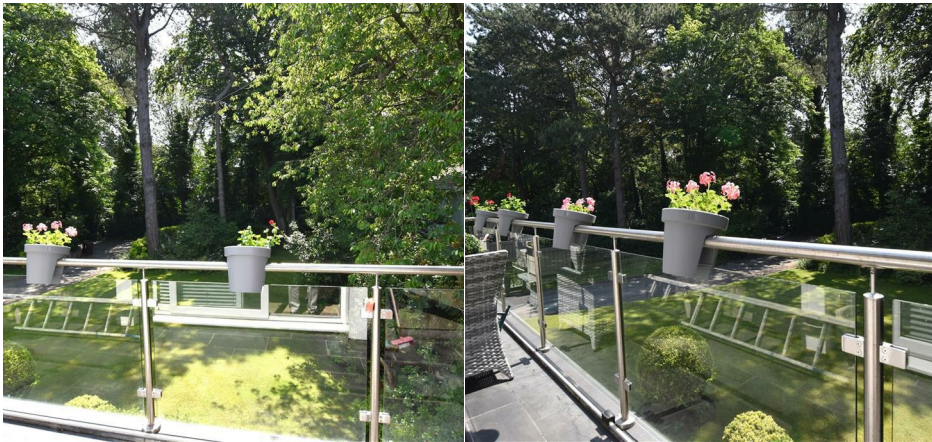
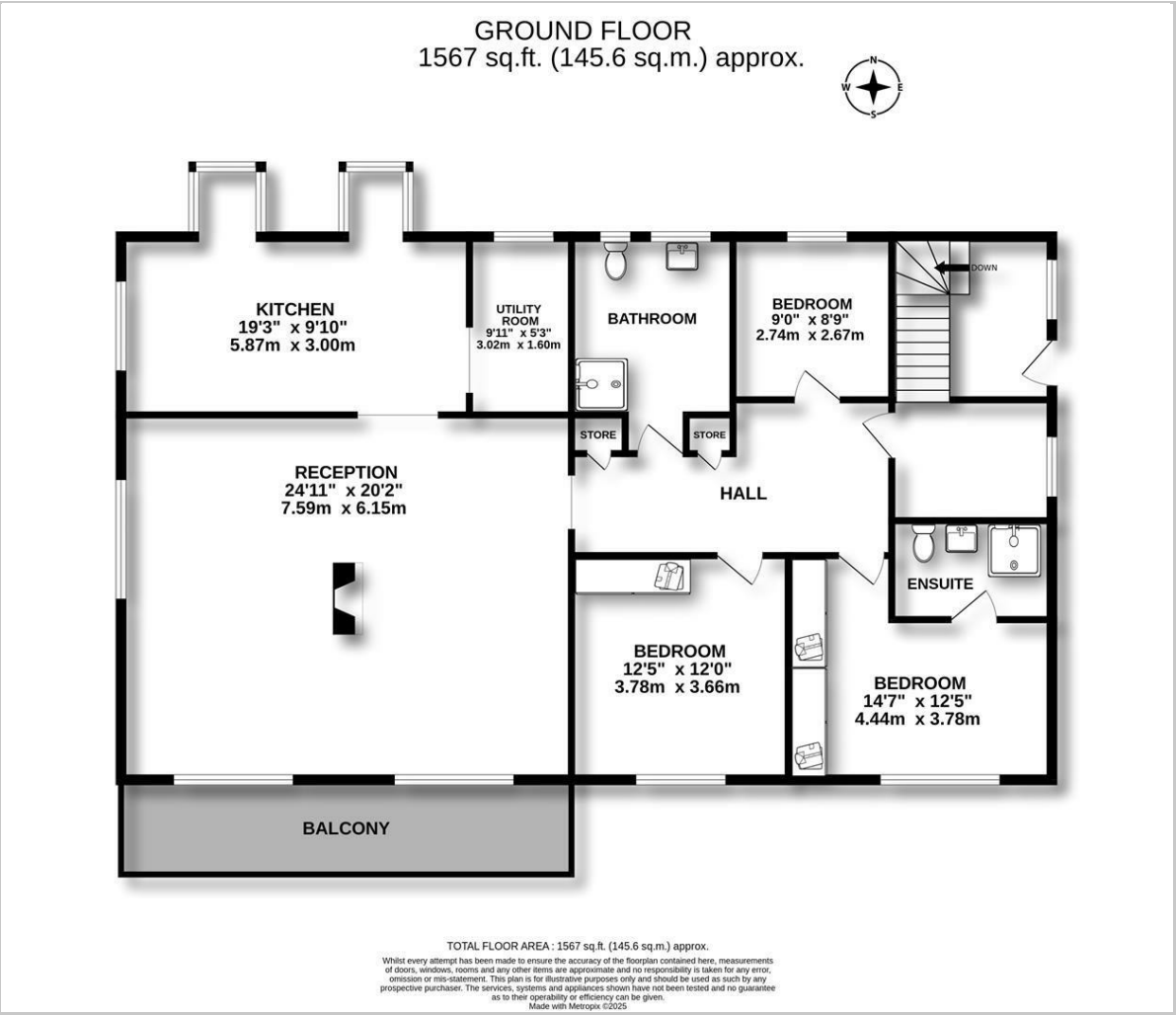








Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.