

Brennan Ayre O'Neill

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Leasehold



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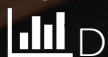


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EPC



Council Tax



Noctorum Lane, Prenton

Guide Price
£280,000

We thought the Giraffe might catch your eye?

And now we may have your attention, we'd like to take you through what is clearly a property dressed in, let's say a very individual and flamboyant manner; in a style, giraffe or no giraffe, that to us at least, 'works' in a rather fabulous way. Within what is anyway a very distinguished and hugely traditional, period Victorian 'Gentlemen's residence,' its current presentation lends a well intended injection of fun, colour and, well glamour...

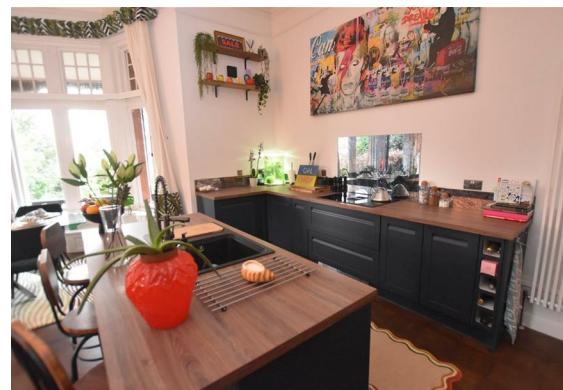
But take all our clients artistic approach to this mansion apartment away, and what we present for sale is a hugely impressive two double bedroomed ground floor apartment with its own private entrance.

And it comes with all sorts of features, aspects and benefits too that we'll endeavour to portray here. Nevertheless, with even just a sparkle of interest generated by your enquiry here, your likely then you want to walk through and explore this explosion of old versus modern, at your own pace... we just ask that you are in a position to buy or close to, when you do..

What's particularly important to highlight early on is the access to this apartment. You'll see the directional arrowe low on the garden border directing you away from the communal entrance (an entrance to only four other apartments within this establishment); across from the considerably generous parking standing (where we can offer two unallocated parking spaces, with space for visitors too).

The path leads (secret garden like) through to a 'corner' of a sizeable communal garden where a separate, again unallocated, nonetheless seen as 'belonging to', considerably private garden area stands in front of the apartment's somewhat glamorous entrance. This comprises a veranda bay, tiled (original) with wide double opening doors; above which is some extraordinary detailed woodwork and beside the windows an image of a lady scything her corn - an image you must promise to leave and never take away (why would you?) - see photos.



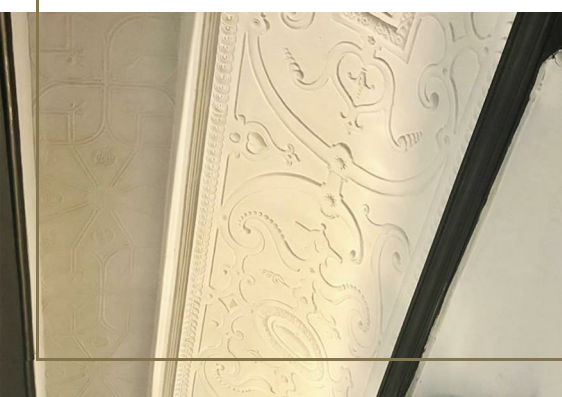


Welcome then into this glorious space; an instantly fabulous reception room; space with central original and detailed fireplace to one side of the room; the bay opening doors as one feature aspect and a bay to what has been commandeered as the dining quarters of this ballroom of a sized reception room. Then there's the kitchen. Not surprisingly individually designed and presented with a bank of units and cookers etc to one wall, a central island that welcomes guests to the breakfast bar whilst doubling up as work space whilst ore work top stands behind on the back wall. Entertain at your will....

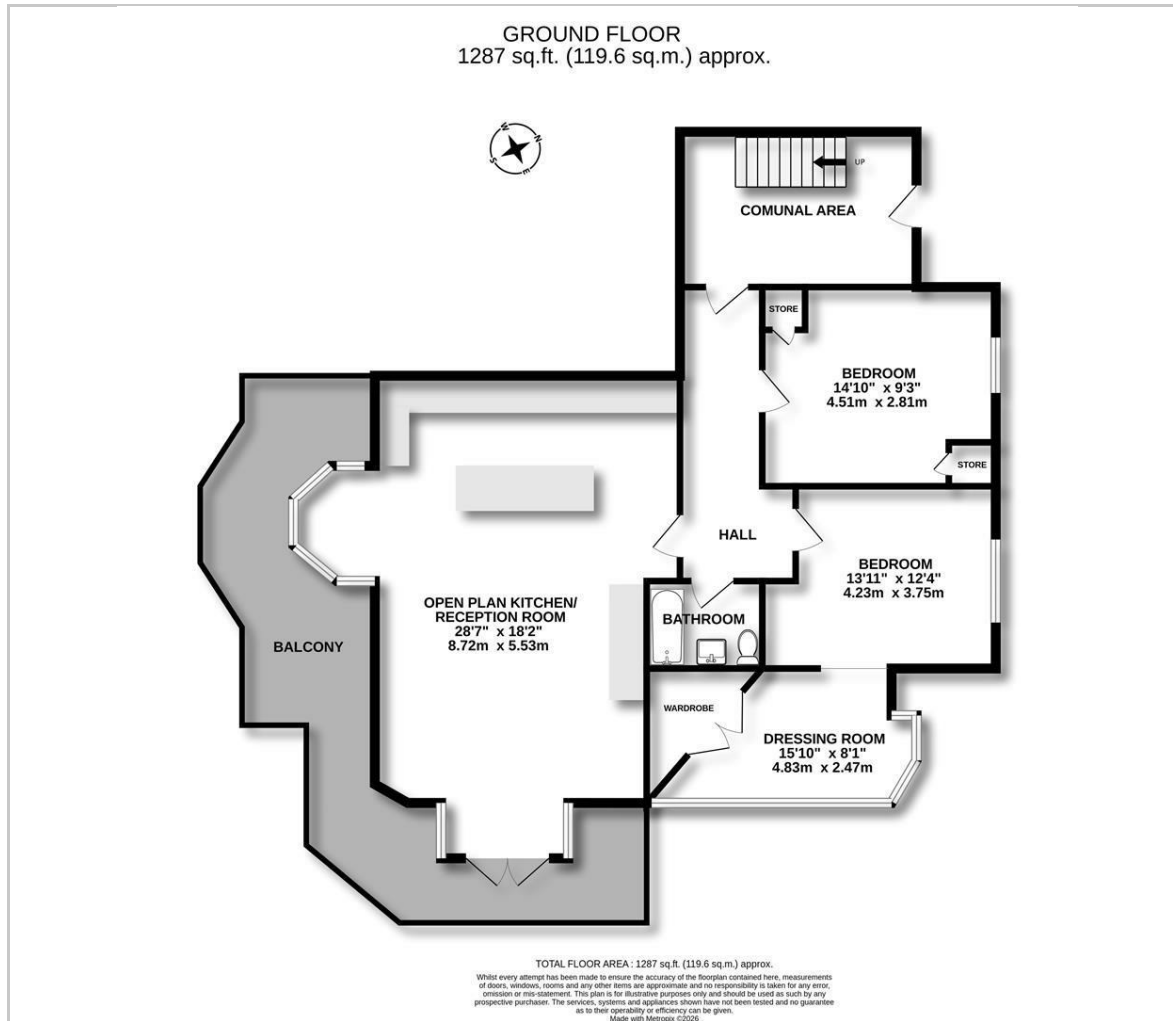
A super bright inner hall attraction leads to the bedroom accommodation - and if needs be, to the communal entrance. The primary bedroom, may, on you first 'sleeps' feel a little like escaping to a themed hotel bedroom suite for a night or two - or for however long your imagination is allowed to linger...It's a bedroom with a definite twist. With extraordinary detailed fireplace furniture and opening to a dressing room display with window garden views , this could be a different experience. On a practical note the size is generous, for sure.

Of course with a completely different tone, bedroom No.2 is proportionate and suitably sized for its role. It also has some fine added wood paneling. Both rooms are service by a combined bathroom suite adjacent to both rooms.

Delavor sits amongst a cluster of similarly grand residences. Noctorum Ridge and immediate locale clearly being the place to live for the shipping merchants of Liverpool in their day. And given the surroundings; wooded, quiet lane status; this was the desired and continues for many to be the desired location for a very easy commute to the city. For weekends however you may prefer a slower pace by means of a visit to Oxtan Village (conservation status) a few minutes drive after a round of golf at Wirral Ladies, a few minutes' walk. For your directions please Sat Nav: CH43 9UF



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

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