

FOR SALE

Ingestre Road, Oxton, Wirral. CH43 5TY

Offers in Excess of £400,000



Build your dream home! Situated just a stones throw away from Oxton Village is this immaculate detached family home on the sought after Ingestre Road. Sat back off the main road, the property occupies a very substantial plot with ample off road parking and a spacious garden to the front, with an exceptional space to the rear.

Upon entry, there is an entrance porch leading you through into the welcoming hallway. There is a bright and airy lounge to the front with double doors leading you into a dining room which has the benefit of an extended sitting area which has double doors out onto the garden.

## Ground Floor

Porch

Entrance Hall

Lounge

14' 11" x 11' 11" (4.55m x 3.63m)

Dining Room

12' 3" x 10' 0" (3.73m x 3.05m)

Sitting Room

11' 5" x 6' 5" (3.48m x 1.96m)

Kitchen

15' 9" x 10' 0" (4.80m x 3.05m)

Utility Room

## First Floor

Bedroom

12' 6" x 11' 4" (3.81m x 3.45m)

Bedroom

14' 11" x 10' 7" (4.55m x 3.23m)

Bedroom

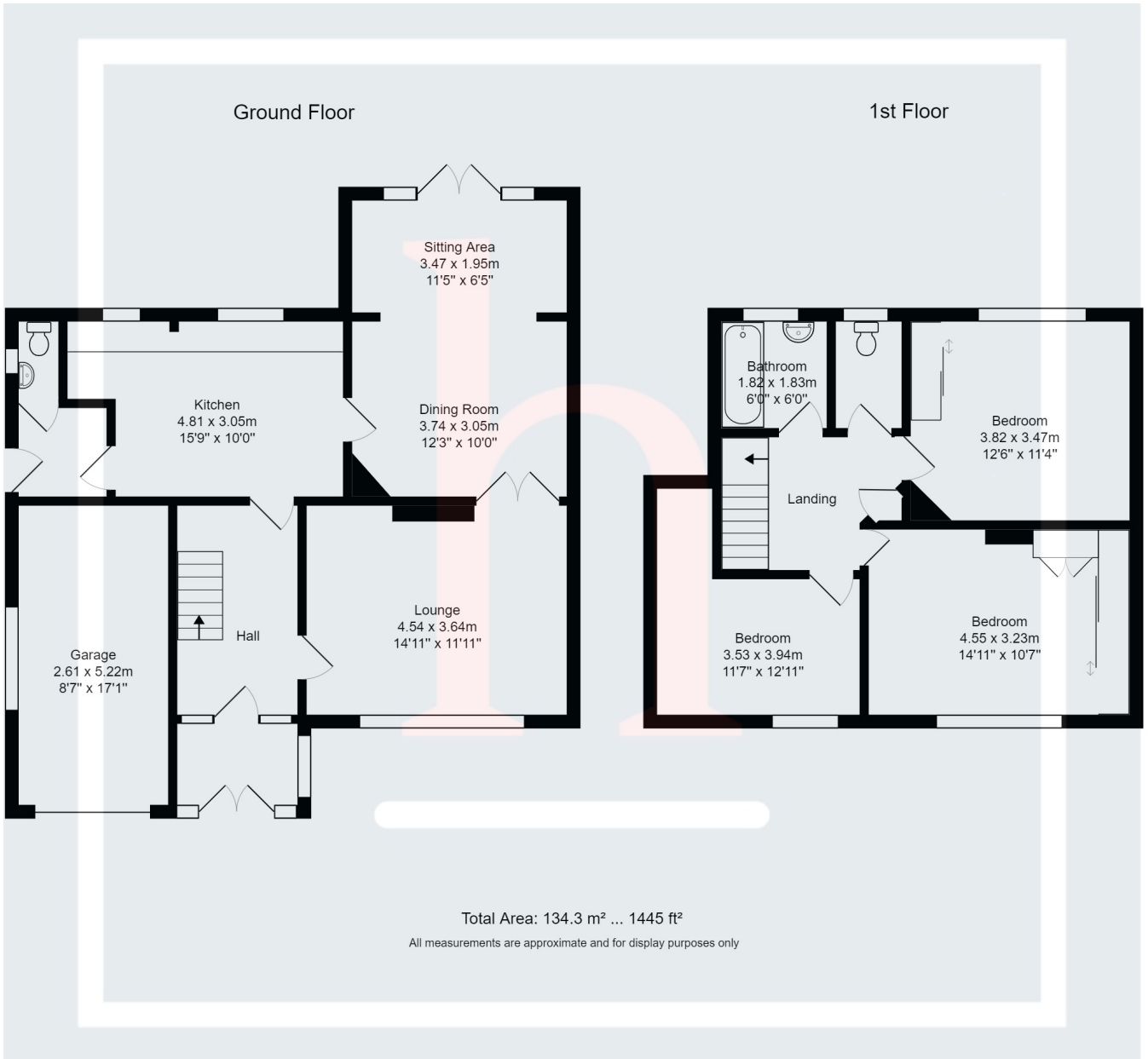
11' 7" x 12' 1" (3.53m x 3.68m)

## Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	