

DRAFT DETAILS

Constables
SALES & LETTINGS



16 Christchurch Road Oxton

£450,000



- Traditional Semi-Detached Property
- Sought After Location a short walk into Oxton Village
- Accommodation Arranged Over Three Floors
- Five Good-Sized Bedrooms
- Recently Replaced Kitchen & Bathroom & Ground Floor W.C.
- Two Reception Rooms
- New Block Paved Driveway & Garage
- Good Sized Garden & Decked Area & Useful Outbuilding with Power
- Beautifully Presented Through Out
- Early Viewing Essential

Located within a short walk into Oxton village, this five bedroomed traditional 1920s semi-detached property, offers fantastic sized accommodation arranged over three floors. There is a good-sized garden, new block paved driveway for off road parking as well as a garage and outbuilding. The current owners of refurbished the property in recent years including the replacement of the kitchen and bathroom, new front door and a new boiler.

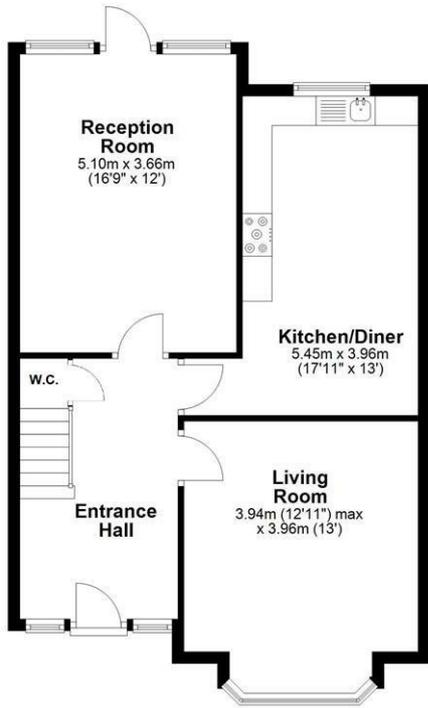
There is a welcoming entrance hallway with exposed wood flooring and storage cupboard and a ground floor W.C. The flooring continues into the two reception rooms; the front reception room has a feature fireplace and bay window, and there is a good sized rear living room a wood burning stove together with double opening doors to the garden. The ground floor is completed with a stylish kitchen-diner which has underfloor heating and an excellent range of units with wood block worktops.

On the first floor there are four well-proportioned bedrooms and a family bathroom . Stairs lead off the landing to the second floor were there is a fifth bedroom which has built in storage and would lend itself to a variety of uses.

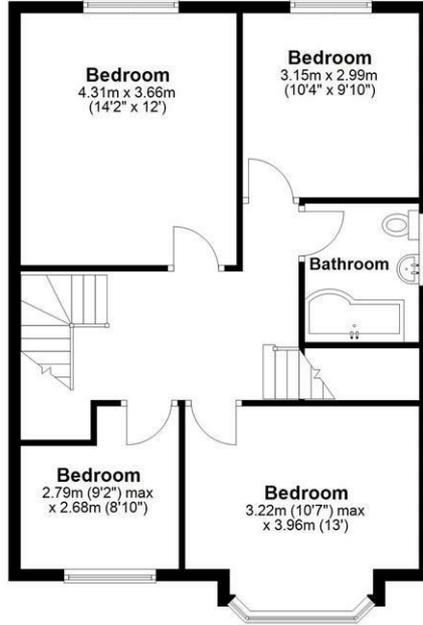
Outside and the property benefits from quite a wide frontage. Over to the right, a block paved driveway and a single detached garage with gates leading to the side and rear of the property. At the rear there is a storage shed and an outbuilding with power. The rear garden is a good size with raised decked area and lawn.

Oxton Village is a bustling village with an array of shops, bars, restaurants, and pubs all within walking distance. There are bus links near by and the property is a short distance from Liverpool.

Ground Floor



First Floor

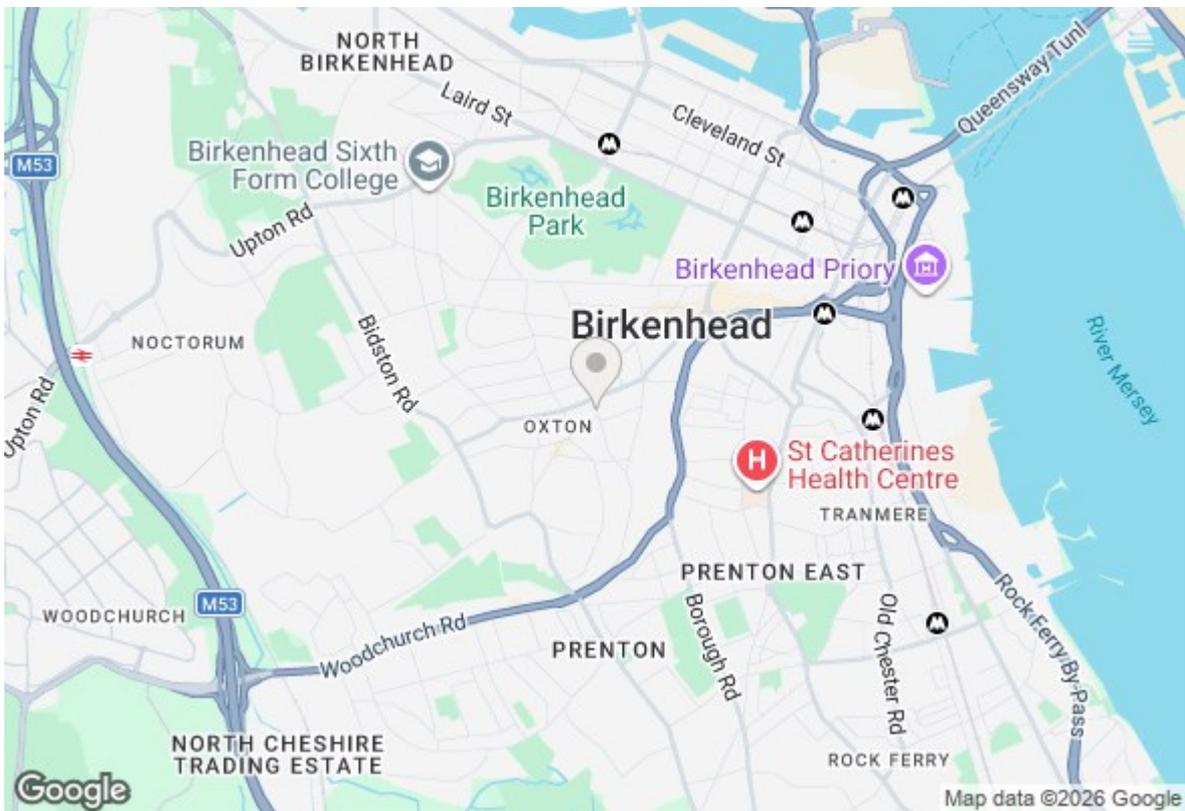


Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hallway

W.C.

Living Room

12'11" max x 12'11"

Dining Room

16'8" x 12'0"

Kitchen-Breakfast Room

17'10" x 12'11"

Landing

Bedroom One

14'1" x 12'0"

Bedroom Two

10'6" max x 12'11"

Bedroom Three

10'4" x 9'9"

Bedroom Four

9'1" max x 8'9"

Bathroom

Second Floor Landing

Bedroom Five

17'10" x 22'4" overall









