



Plymyard Avenue, Bromborough, Wirral CH62 6BQ

welcome to

Plymyard Avenue, Bromborough Wirral

Jones and Chapman are delighted to bring this four-bedroom detached family home in the heart of Bromborough to the open market. This charming property is situated in an excellent catchment area for Heygarth Primary School, Brookhurst Primary School and South Wirral High School all within easy reach.



Property Description

Jones and Chapman are delighted to bring this stunning four-bedroom detached family home set in the heart of Bromborough to the open market.

This charming property is situated in an excellent catchment area for Heygarth Primary School, Brookhurst Primary School and South Wirral High School all within easy reach. Plymyard Avenue is a stone's throw from Bromborough Train Station, and other transport links via road and bus. Bromborough has plenty of food and drink hot spots and other amenities in walking distance.

With obvious kerb appeal this impressive property boasts ample off-road parking to the front and this gives direct access to the garage. A very pleasant lawned area sits adjacent to the pathway which leads to the porch, and this opens to the entrance hallway that gives access to the spacious living room that in turn opens to the dining area that leads on to both the breakfast kitchen and conservatory. A very useful utility room can also be found off the kitchen. A further sitting room / home office and shower room complete the ground floor.

A low rise staircase leads to the first floor landing and this gives access to four well-proportioned bedrooms, the primary bedroom being en-suite. The family bathroom completes the accommodation.

A delightful garden sits at the rear offering a good degree of privacy aided by the carefully chosen established planting.

Move in before stamp duty changes subject to solicitors!

Front Garden

Irregular Shaped Room x (x)

Pebbled driveway for multiple vehicles leading to front door and garage.

Entrance Porch

UPVC double glazed door into spacious entrance porch with a step into a welcoming entrance hall and a security system.

Entrance Hall

A bright and welcoming entrance hall with a double-glazed wooden door from entrance porch, carpet flooring throughout and doors leading into all ground floor rooms.

Shower Room

Walk in shower with glass screen, low level dual flush WC with fitted disabled handles and hard waring flooring, Wash hand basin, double glazed frosted window to the side, chrome ladder style radiator, extractor fan and ceiling lights.

Living Room

16' 8" x 12' 10" (5.08m x 3.91m)

Double glazed bay window to the front, carpet flooring throughout, ceiling lights, television portal and double gas central heating radiator.

Dining Room

12' 10" into cabinet x 10' 6" (3.91m into cabinet x 3.20m)

UPVC double glazed patio doors leading into a bright and airy conservatory, carpet flooring throughout and ceiling lights.

Home Office / Sitting Room

15' 7" x 8' 6" (4.75m x 2.59m)

Double glazed window to the front, carpet flooring throughout, ceiling lights and door leading into a spacious garage.

Kitchen

16' 2" x 10' 6" (4.93m x 3.20m)

A range of wall, base and drawer units, UPVC double glazed windows to the rear, complimentary work surfaces and drainer sink. Integrated four ring hob, oven and stainless-steel extractor hood above and integrated dishwasher. Opening to utility room and door leading to rear garden.

Utility Room

8' 10" x 7' 7" (2.69m x 2.31m)

Opening into kitchen, UPVC double glazed door to the rear garden and space for American fridge freezer. Wall, base and drawer units, drainer sink and tiled flooring.

Conservatory

Dwarf walls, double glazed windows to the rear and side. Laminate flooring throughout, UPVC double glazed door leading to rear garden, sky light and spotlights.

Landing

Carpet staircase leading to first floor and doors to all first-floor rooms. Airing cupboard housing hot water tank.

Bedroom One

13' 5" x 14' 10" (4.09m x 4.52m)

Double glazed window to the side with fitted blinds, carpet flooring throughout and gas central heating radiator. Door leading into en-suite, ceiling lights and door into walk in wardrobe/storage space.

Ensuite

7' 9" x 5' 4" (2.36m x 1.63m)

Close coupled WC, shower enclosure and pedestal wash basin with mirror above. gas central heating radiator and UPVC double glazed window.

Bedroom Two

9' 3" x 13' 5" into fitted wardrobes. (2.82m x 4.09m into fitted wardrobes.)

UPVC double glazed window, gas central heating radiator, carpeted flooring and fitted wardrobes with plenty of storage space.

Bedroom Three

10' 7" x 12' 9" (3.23m x 3.89m)

Double glazed UPVC window to the rear with fitted blinds, gas central heating radiator, carpet flooring throughout.

Bedroom Four

9' 7" x 7' 8" (2.92m x 2.34m)

UPVC double glazed window with fitted blinds, gas central heating radiator, carpet flooring throughout.

Family Bathroom

9' 8" x 5' 4" (2.95m x 1.63m)

UPVC double glazed window to the side, stainless steel ladder style radiator and walk in shower with enclosure with glass screen. Close coupled WC, pedestal wash basin, part tiled walls and recessed spotlights.



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welcome to Plymyard Avenue, Bromborough Wirral

- NO ONWARD CHAIN
- Four bedroom detached family home in the heart of Bromborough
- Excellent catchment area for Heygarth Primary School, Brookhurst Primary School and South Wirral High School
- A stones throw from Bromborough Train Station and a short drive to the mid Wirral M53 motorway
- Plenty of amenities within walking distance.

Tenure: Freehold EPC Rating: C

offers in excess of
£400,000



Total floor area 179.9 m² (1,937 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measures are as war areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not constitute part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
BEB110285 - 0009

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