



Cunningham Drive, Bromborough, Wirral CH63 0JZ

welcome to

Cunningham Drive, Bromborough Wirral

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Property Description

Stunning is a word that has been overused by some agents of late and has been applied to properties that are nice but not necessarily stunning. This property is! Immaculately presented with a real attention to detail this truly is a property that you would be proud to call your home.

Set in a highly sought after and well-regarded location Cunningham Drive boasts a layout that suits modern living and briefly comprises the welcoming hallway, a ground floor WC, the living room and a superb open plan day room which includes a stylish modern kitchen area with island and plenty of additional space for a dedicated dining area and sitting area. The day room also includes bi-fold doors to the garden and a door to a separate utility room that also links to the integral garage.

Upstairs you will find three double bedrooms and the beautifully appointed family bathroom. With gardens front and rear and a driveway allowing for ample off-road parking this is a beautiful property and one we can genuinely recommend a viewing of.

Entrance Hall

Irregular Shaped Room x (x)

An attractive double glazed composite entrance door with side lights. Opening to the hallway with tiled flooring, two gas central heating radiators and two built in cloak cupboards and door leading to downstairs WC.

Downstairs Wc

Matching flooring to that of the entrance hallway, push flush WC and wash hand basin set on vanity unit and stainless-steel ladder style radiator.

Lounge

16' 5" x 10' 6" (5.00m x 3.20m)

A very relaxing living room with UPVC double glazed window to the front aspect, gas central heating radiator and log effect feature inset fan fire which is remote control operated. Coved ceiling with recessed spotlights.

Kitchen/Diner

23' 5" x 22' 6" (7.14m x 6.86m)

This is a superb open plan day room and kitchen diner with matching flooring to that of the entrance hallway. Two gas central heating radiators, recessed spotlights in the ceiling and three drop lights over the kitchen island. A stylish range of wall and base units finished in white and grey with under unit lighting complimented by granite work surfaces, inset one and a half bowl sink and six ring gas hobs with extractor above. Two ovens, integrated dishwasher and wine cooler. Space for an American fridge freezer, three Velux windows and further UPVC double glazed windows to the rear. Set of Bi-Fold doors giving access to the rear garden. Stainless steel sockets and switches.

Utility Room

9' 5" x 6' 9" (2.87m x 2.06m)

Matching flooring to that of the kitchen diner, stainless steel single bowl sink and drainer with mixer tap over drainer. Space and plumbing for washing machine and tumble dryer. Gas central heating radiator, wall mounted Worcester central heating boiler and UPVC double glazed window to the rear. Double glazed external door to the garden and additional door to the integral garage.

First Floor Landing

Staircase leading to the first-floor landing with UPVC double glazed window above the turning staircase, gas central heating radiator and doors leading to all bedrooms and bathroom.

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)

Two UPVC double glazed windows to the front, gas central heating radiator and fitted slide robes with mirror doors and additional built in wardrobe.

Bedroom Two

11' 8" x 10' 8" (3.56m x 3.25m)

UPVC double glazed window to the rear, gas central heating radiator and built in wardrobe.

Bedroom Three

10' 1" x 7' 7" (3.07m x 2.31m)

UPVC double glazed window to the rear aspect and gas central heating radiator.

Family Bathroom

8' 3" x 6' 3" (2.51m x 1.91m)

A beautifully presented and stylish bathroom with four piece suit comprising oversized bath, mains operated shower with enclosure with twin head. Wash hand basin set on two drainer base units and push flush WC. Tiled walls and flooring. Stainless steel ladder style radiator, recessed spotlights in ceiling and two UPVC double glazed windows to the side.

Outside

Front Garden

A beautiful front garden with laid to lawn with flower beds, front and back block paved driveway leading to the garage.

Rear Garden

Another beautiful garden with mainly laid to lawn, an ideal patio area situated off the kitchen ideal to entertain with friends and family. External downlights and gate for side access.

Garage

8' 3" x 6' 3" (2.51m x 1.91m)

A good-sized garage with UPVC double glazed window to the rear, up and over door to the front. Light and power.



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Cunningham Drive, Bromborough Wirral

- Beautifully appointed detached family home
- Superb open plan day room with stylish fitted kitchen and bi-fold doors to garden
- Three double bedrooms & Modern family bathroom
- Sought after and well regarded location that is well placed for respected local schooling
- Council Tax Band: D Tenure: Freehold

Tenure: Freehold EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor 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 form 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

£410,000



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Property Ref:
BEB110358 - 0003

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