

# Brennan Ayre O'Neill

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Freehold



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Council Tax

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Spital Road, Bromborough

Guide Price  
£580,000

**\*\*NO CHAIN\*\*** Dating back to 1846 circa and believed to have only changed hands 5 times during that period. Known as Craiglands, this substantial family home offers grand accommodation with period features throughout. Access is via a private drive off Pineridge Close, positioned on the left hand side enjoying its elevated plot with mature trees, gardens and ample parking.

### Approach

You will find this property by making your way down Oakridge Road and Pineridge Close where you will see a private drive between 2 properties. Once you have made your way up the private drive you will be greeted by this imposing residence with mature screen and ample parking with a predestination path and gate leading onto Spital Road. A stone staircase leads to the front entrance with double opening arched doors leading into:

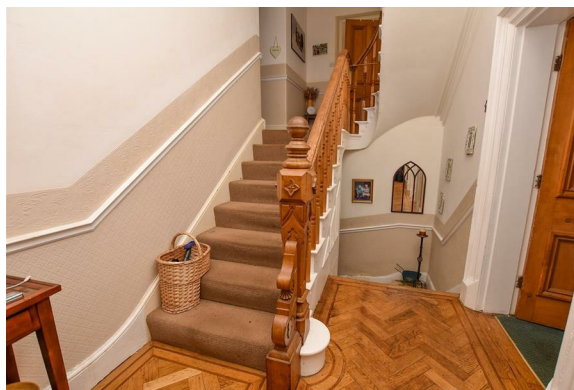
### The Accommodation

Period features, high ceilings and the feeling of space are characteristics you will find throughout. Take a moment to appreciate the detail with the arched glazed window to the front with bespoke double doors and frame with glazed sections which open into the hallway. This property does require a scheme of works but offers huge potential.

From the hallway you will find access to principle rooms and stairs leading to the lower and upper floors.

### Reception Rooms

You will find 2 superb, well proportioned receptions on the right hand side of the hallway with one positioned to the front and the other overlooking the rear garden. Whilst on the lower level (ground floor) you will find a smaller, cosier Snug with open fire and door onto the garden and a separate office.





### Breakfast Kitchen

An "L" shaped kitchen with dual aspect to the front and rear allowing natural light pour in and door leading onto the garden. Offering a range of wall and base units finished in cream with space for appliances and cooking range. Exposed brick chimney and fireplace with solid fuel burner and connecting door into the Utility. You will also fine access to the basement.

### Utility Room

A necessity for a family home of this size. Dual access to the front and rear.



### Basement

A typical basement which provides 3 separate rooms.

### Upper Floors

A central staircase leads you upstairs with exposed timber balustrade, lofty ceilings and period detailing.

### Bedrooms

You will find 4 principle bedrooms and 2 well proportioned loft rooms.

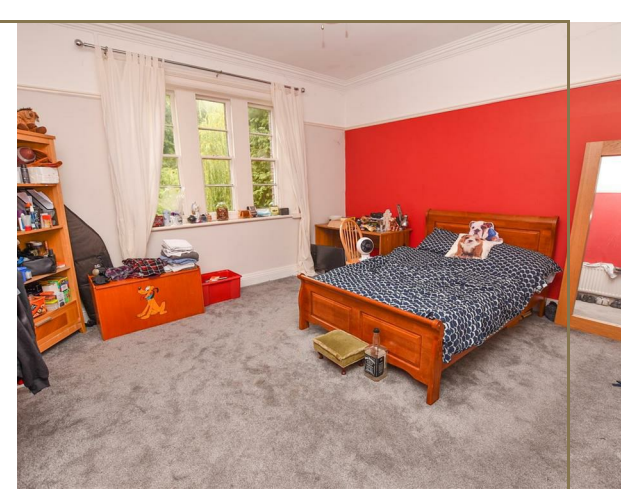
### Bath / Shower Rooms

Currently offering a family bathroom which is in need of completing / refurbishing, shower room and separate WC.

### Gardens

Enclosed gardens to the rear which provide patio area with a well (dry) whilst the majority is laid to lawn with mature boundaries .





# Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 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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