

Brennan Ayre O'Neill

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Freehold



Grenfell Close, Parkgate

Guide Price  
£525,000

Its time to stop your property search.... This immaculate detached offers spacious family accommodation which is well finished throughout including a modern open plan breakfast kitchen with dining area off, master suite with en-suite shower and walk in dressing room (former bedroom 4) and not forgetting the downstairs WC, garage and landscaped gardens. Viewing is advised...

### Approach

This property is positioned towards the head of the close with ample off road parking, access to the side with garage and a low maintenance from garden with Astro turf finish. An enclosed porch area with connecting door leads into the entrance hall where you will find access to principle rooms.

### The Accommodation

The accommodation is spacious and immaculate which is evident the moment you walk in. The tiled floor runs from the hallway into the living kitchen ahead and whilst on the left, the all important downstairs WC and turned staircase leading to the first floor with the separate lounge on the right.

Starting with the formal lounge which offers a well proportioned reception space and enjoys the aspect to the front, contemporary wall mounted fire and decor.

### The USP

Making your way to the rear of the property you will find the HUB of the house. On the left you will find, the "working" part of the kitchen offering a range of wall and base units with complimentary worktops, eye level oven & grill, hob, dishwasher and inset sink below the window which overlooks the garden and door to side. Open to the "entertaining" part of the kitchen which benefits from the breakfast bar with further wall and base units offering ample storage, space for American style fridge/ freezer and built in display cabinet with lighting.





This area then opens and extends into the dining area which enjoys the aspect over the garden with French doors leading onto the patio area.

#### Making your way upstairs

The spacious landing provides access to principle bedrooms and family bathroom.

#### Master Bedroom

Now this is a master suite! The current owners have adapted the accommodation to incorporate the 4th bedroom into the master to create a walk in dressing area with fitted wardrobes and aspect to the front. completed with the ensuite shower, WC and wash basin.

#### Further Bedrooms

You will find 2 further double bedrooms which are positioned to the rear of the property with the larger benefiting from built in wardrobes.

#### Family Bathroom

A contemporary white suite which incorporates a "P" shaped bath with shower & screen above, wash basin with vanity below and WC, chrome fittings and tiled walls.

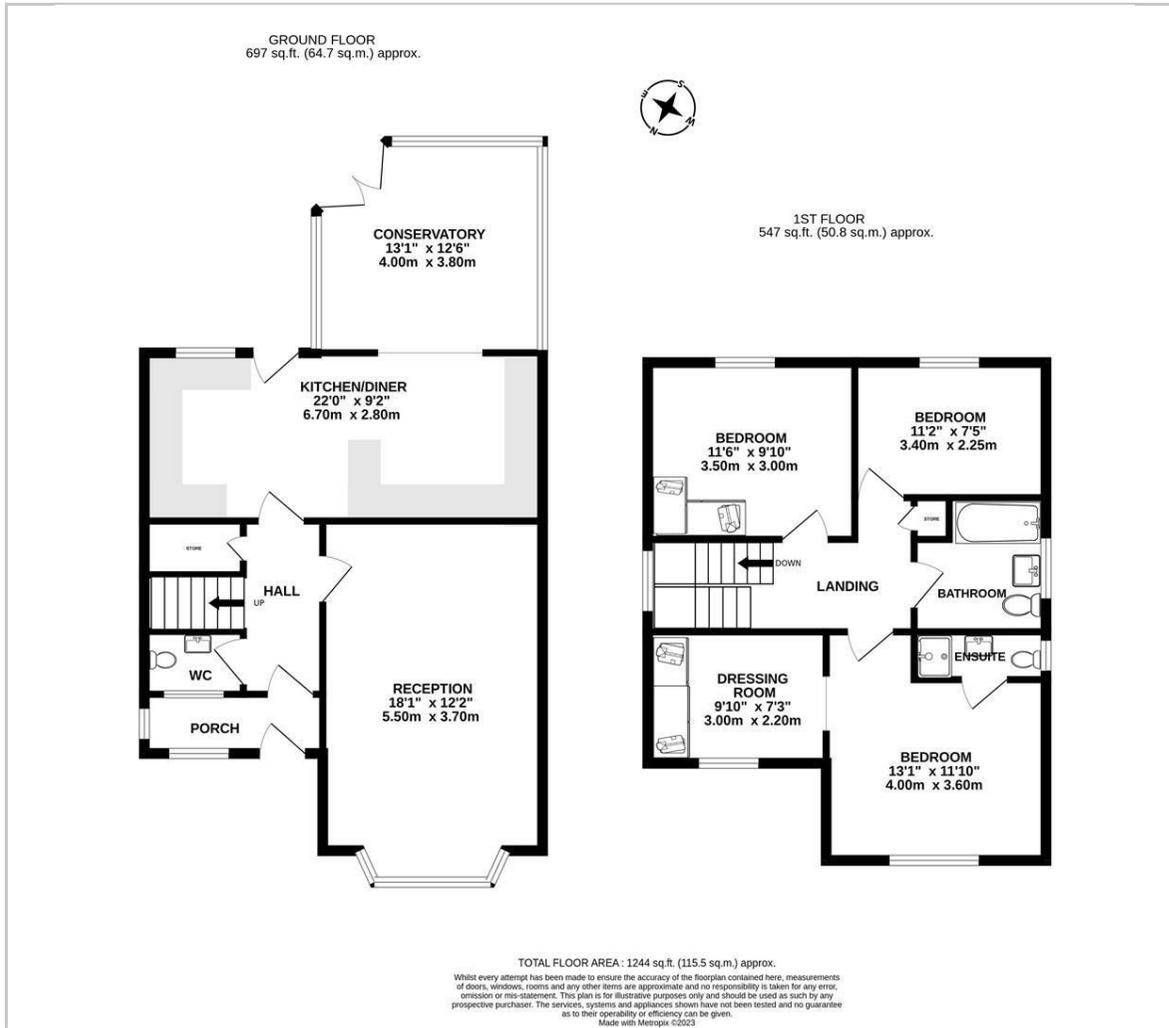
#### Garden

A landscaped garden with split level offering numerous seating areas including a sheltered area, well planned borders and planting with fence boundaries and gated access to the side. You will also find a connecting door to the garage which offers electric light and power, plumbing and up/over door to the front.





## 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.

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12 High Street, Bromborough, Wirral, CH62 7HA

Tel: 0151 343 9060

Email: [Bromborough@b-a-o.com](mailto:Bromborough@b-a-o.com)

[www.b-a-o.com](http://www.b-a-o.com)



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