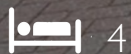


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



Ambleside Close, Bromborough

Guide Price  
£275,000

**\*\*NO CHAIN\*\*** Ready to move in and make it your own. A popular house type in a great location offering spacious accommodation with a through lounge diner and kitchen off, whilst upstairs you will find four generous bedrooms and bathroom. Sunny rear garden, off road parking & garage. Viewing advised.

### Approach

Convenient for local amenities, situated on the right hand side which means the sunny rear aspect with Herringbone brick off road parking, lawn with gated access to the side and part glazed door leading into the porch which continues into the living area.

### Living Space

A well proportioned room with aspect to the front, raised inset gas fire and stairs to the first floor. An arched opening leads into the dining area which overlooks the rear garden and connecting door into the Kitchen.

### Kitchen

A well proportioned room with a wide range of wall and base units incorporating drawers, cupboards and appliances (built in fridge & freezer) with plumbing for washing machine / dishwasher, contrasting worktop with inset sink enjoying the aspect over the garden with door to side and a "handy" under stairs cupboard.

### Making your way upstairs

A spacious landing with built in airing cupboard which houses the central heating boiler. Access to all rooms including loft hatch with pull down ladder which is boarded.

### 4 Bedrooms

This is where this house type comes into its own. Due to the garage being incorporated on the ground floor the first floor benefits from that extra space and you will find 4 spacious bedrooms with two benefitting from built in furniture.





### Bathroom

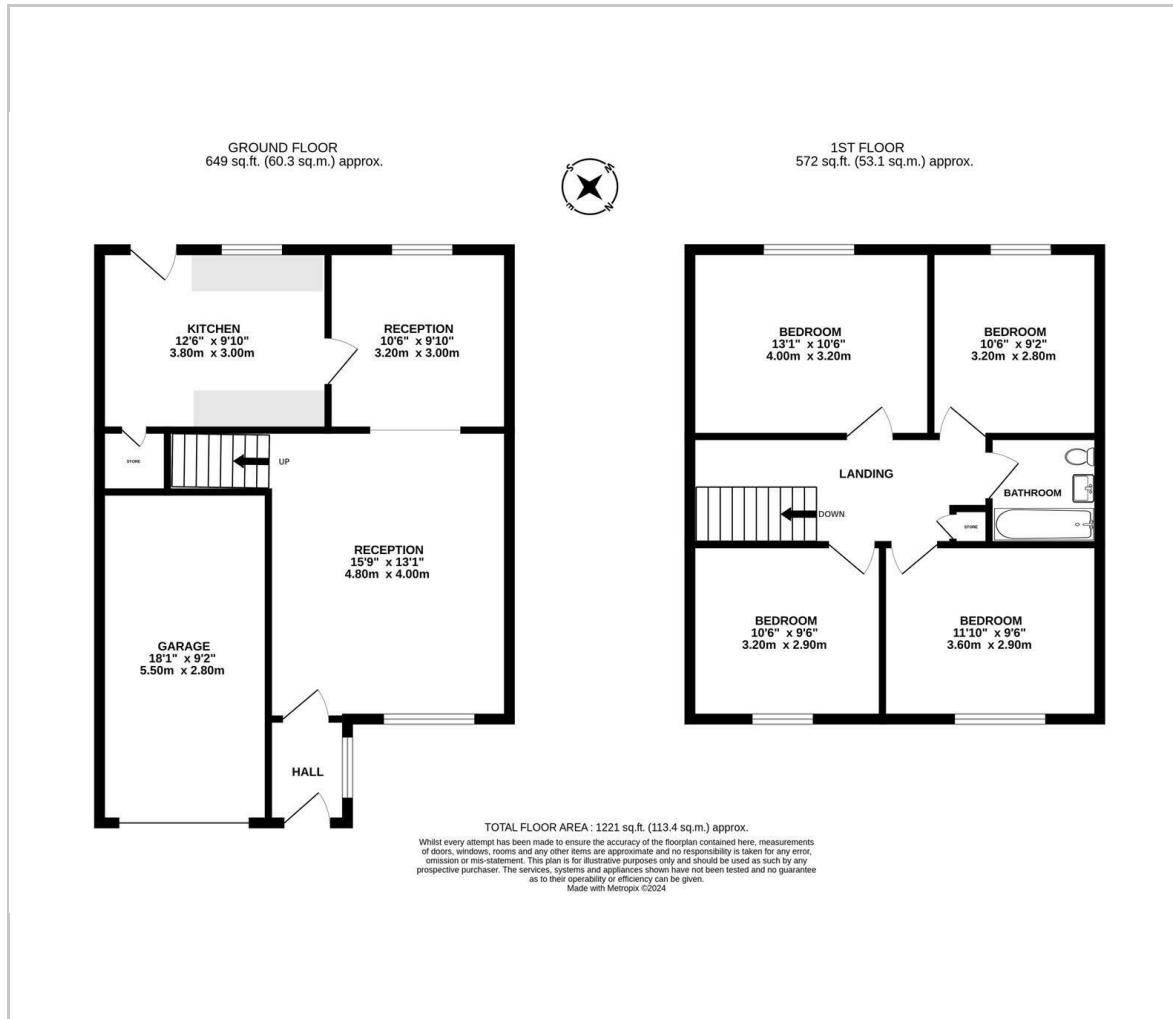
A white 3 piece suite incorporating a WC, wash hand basin and bath with shower above, tiled walls and chrome fittings.

### Outside & Garage

Enjoying the South/Westerly aspect with patio area to the immediate rear whilst the majority is laid to lawn with fence boundaries, mature screen and concrete shed. There is also access to the side with gate to the front. This is a space which if required and subject to the appropriate regulations could be integrated and converted into living accommodation.



## 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.

**Brennan Ayre O'Neill**  
Estate Agents | Surveyors | Property Managers

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)



19288152