

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC

Council Tax



Mere Avenue, Raby Mere

Guide Price  
£475,000



**\*\*NO CHAIN\*\*** Its not often a property of this calibre comes to market so I really urge you to take a moment and appreciate what this imposing property has to offer. Set within a superb plot which enjoys the mature wooded aspect to the rear whilst the accommodation is deceptive and offers huge potential, a true family home.

You will find this property on the sunny (right) side of Mere Avenue, well set back from the road with grass verge, mature trees and ample off road parking. A central entrance with canopy porch opens into the accommodation where you will be greeted with the entrance hall.

From the hallway you have access to the principal rooms with the focal point being the view from the front door through the property towards the garden and wooded aspect beyond. Starting with the dining room ahead, filled with natural light benefitting from sliding patio doors which open onto the garden whilst, on the right, connecting doors lead you into the well proportioned lounge with dual aspect, front and rear with connecting door back into the hallway.

On the left of the hallway you have the all important downstairs WC and shower room with plumbing for washing machine and built in cupboard.

Also on the left hand side off the hallway you will find the breakfast kitchen which offers a range of wall and base units with integral appliances, plumbing for dishwasher and space for free standing fridge / freezer with a dual aspect over the garden and connecting door into the rear porch.

This is where the you will appreciate what this property has to offer. Starting on the right, rear door leading out to the enclosed patio area with canopy and garden beyond, double garage ahead. Also on the left side you will find stairs which entice you to the upper floor....







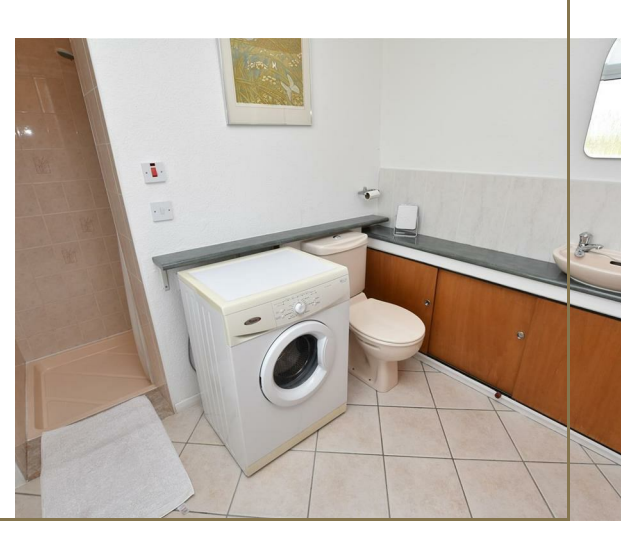
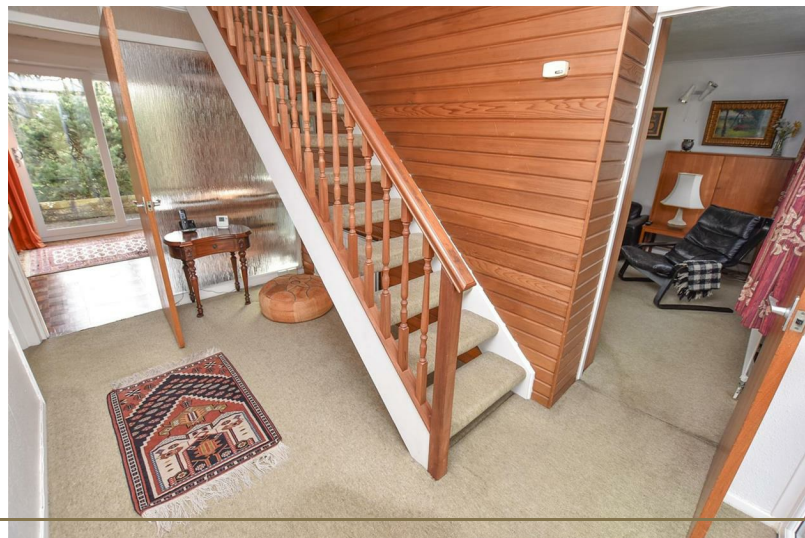
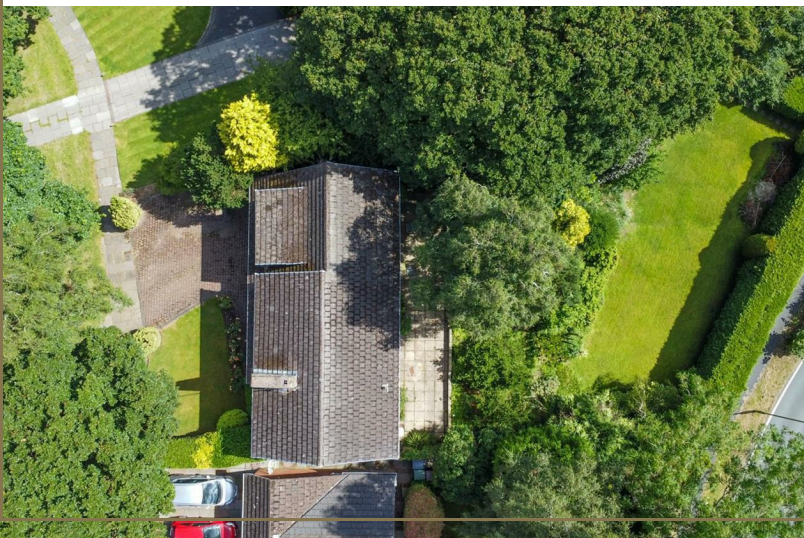
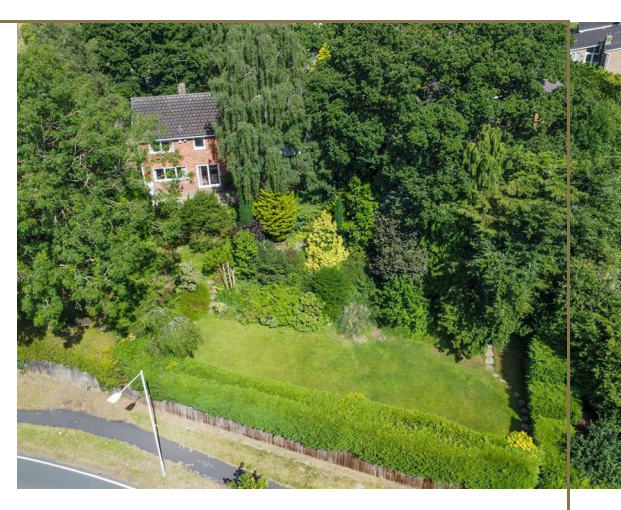
... and wow, what greets you, will surprise you! (please check out the floorplan but for idea of scale it is bigger than the double garage below) - a huge space filled with natural light enjoying the dual aspect and currently used as a reception area providing both living and dining space. This could be transformed into a stunning living kitchen or master suite depending on your needs or dreams!

Making your way back through to the main hallway and taking the stairs to the first floor, the landing provides access to principal rooms including 4 generous bedrooms and family bathroom.

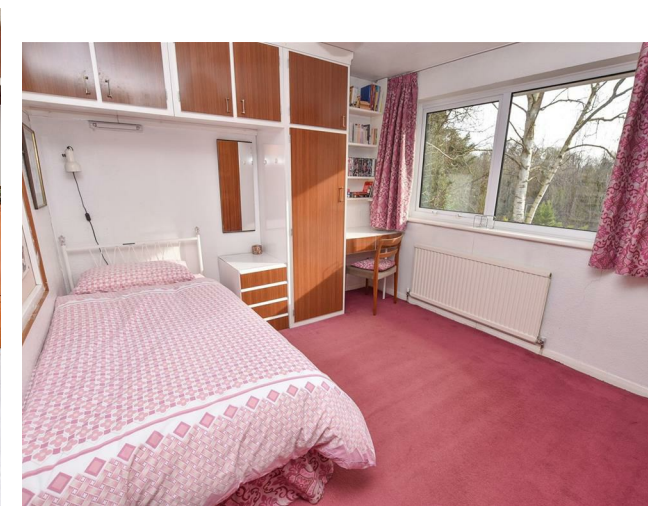
This property offers huge potential but the garden is something else and is definitely the USP! Sitting on an elevated plot which enjoys the aspect towards Dibbinsdale Brook and woodland. Whilst the garden itself offers a wide range of mature trees, shrubs and bushes with split levels including a patio area which spans across the rear of the property with steps leading down to the lower levels and finally a large lawn with conifer screen providing privacy and gate leading onto Raby Hall Road which gives access to Bromborough train station and other local amenities.

The double garage has an up and over door to the front and houses the gas central heating boiler and meters.



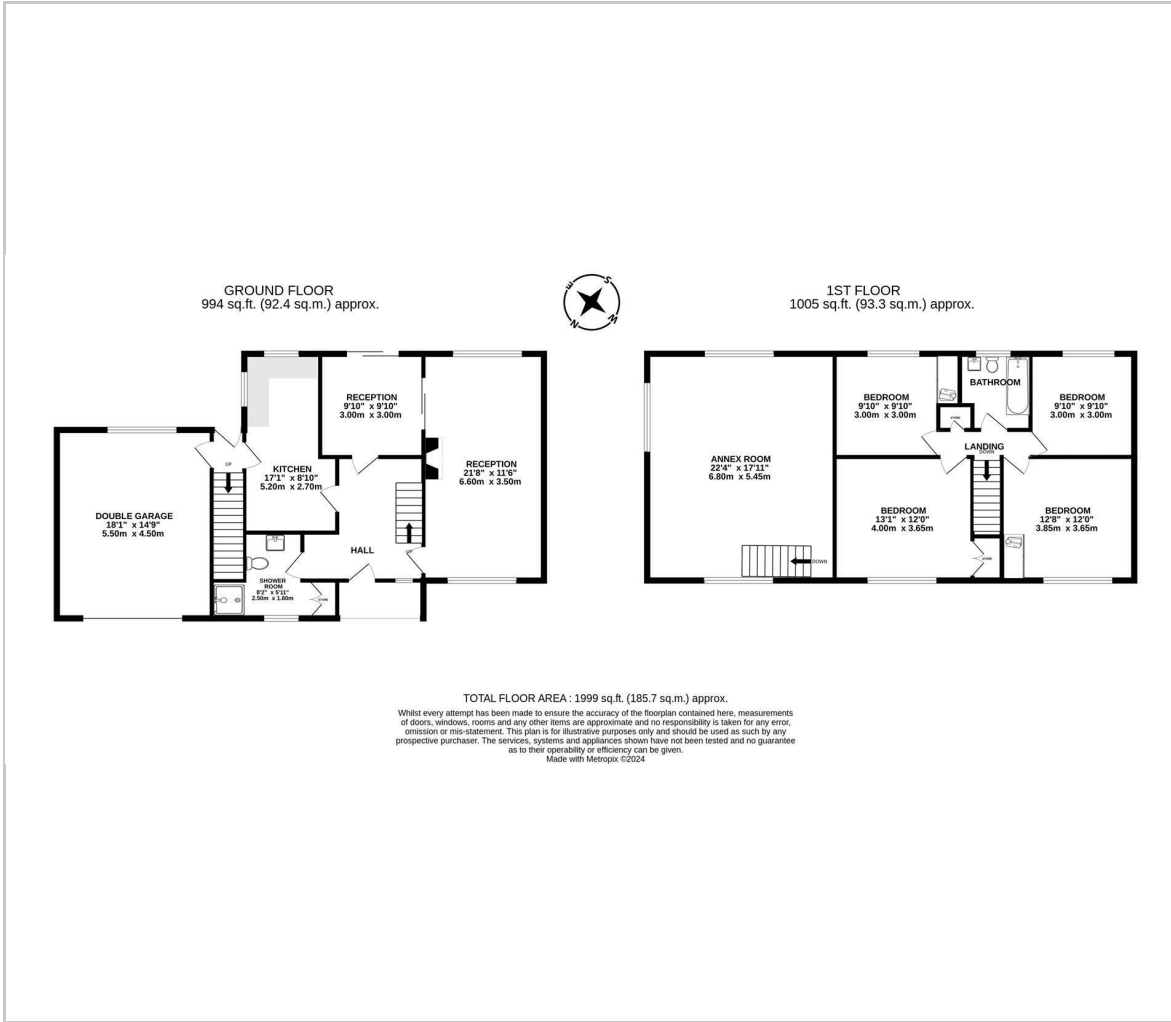








# Floor Plan



## 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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