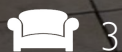
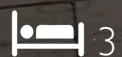


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC

Council Tax



Carlett Boulevard, Eastham

Guide Price
£379,950

If you are struggling to find the right property then look no further... This is a superb, larger style, semi detached which offers extended accommodation ideal for entertaining with spacious rooms including a separate lounge, open plan living, dining kitchen with the benefit of a utility room and WC. Not forgetting the immaculate finish throughout with with a number of extras and a keen eye for detail. This needs to be seen to be appreciated.

Approach

Carlett Boulevard in one of those Roads which people aspire to and want to live on and its easy to see why with its wide road and deep grass verges with predominantly larger style 1930s semis. This particular home is well positioned with ample off road parking, covered threshold and a contemporary door opening into the accommodation.

First impressions are so important when buying a home and here you will not be disappointed. The true entrance hall welcomes you, spacious with neutral décor, solid doors to principle rooms and a turned staircase leading to the first floor with storage below.

Separate Lounge

First of all you will find a well proportioned lounge positioned at the front of the property with a deep bay window overlooking the front and inset gas fire with surround.





The USP...

This is the HUB of the house, where you will find a well proportioned sitting area which opens into the rear extension, which is quite simply stunning! Vaulted ceilings and filled with natural light from the multiple skylights and aspect over the rear garden with bi-fold doors. The kitchen is fitted on the left hand side with a stunning range of wall and base units finished in white with eye catching copper detailing and splash back, complimentary worktops with an island and breakfast bar, integrated appliances and connecting door into the utility and downstairs WC. The extension area benefits from underfloor heating.

Making your way upstairs

The landing provides access to principle rooms with aspect to the side.

Bedrooms

The larger style semi benefits from 3 generous bedrooms, ideal for families.

Bathroom

Wow... finished to perfection! Contemporary and spacious with a white suite incorporating free standing bath, spacious walk in shower, wash basin and WC with chrome fittings.

Garden and Cabin

This is a garden which has been sympathetically landscaped to provide a spacious patio area which spans across the rear of the property enjoying the evening sun with a central path which divides the lawn and leads to a large cabin. Fenced boundaries with mature screen to the rear providing privacy.

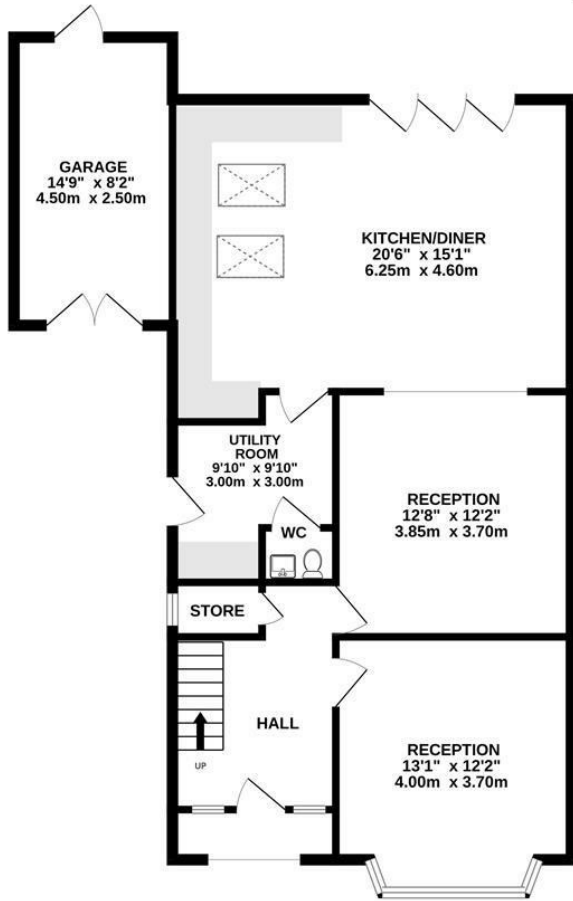
The cabin is huge and could be used for a variety of purposes, garden room, gym or converted further to create further living for office space.

Garage

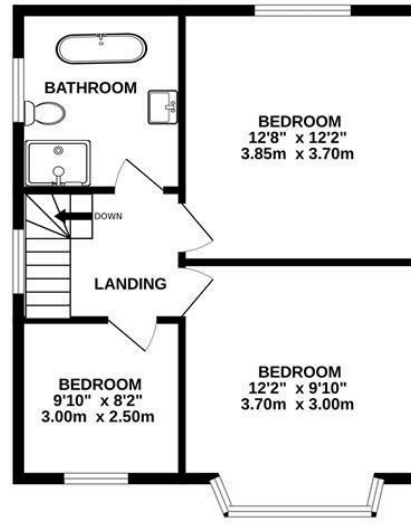
You also have the benefit of having a garage with electric light and power with dual access form the front and rear.



GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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

www.b-a-o.com



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