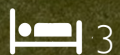


Brennan Ayre O'Neill

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Freehold



Windermere Road, Noctorum

Guide Price
£279,995

****MOVE IN READY** - **OPEN TO OFFERS**** From front to back this property benefits from being refurbished, extended and modernised... the result is superb and most be seen to be appreciated. The attention to detail is clear from the moment you arrive where you will appreciate the landscaped front, new roof, windows and doors... then inside just keeps giving and boasts a number of extras.

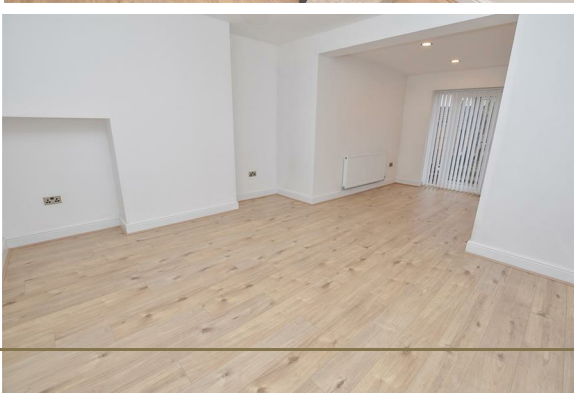
First impressions are everything and here you will notice the new roof, stone drive and recently laid lawn. A recessed porch with a composite door opens into the hallway which is filled with natural light with dual aspect to the side, turned staircase to the first floor with the all important downstairs WC below and access to principal rooms.

On the left hand side you will find a well proportioned lounge with aspect to the front, new carpets and neutral decor.

The HUB of the house... the rear of the property has been extended to provides free flowing entertaining, dining kitchen. On the left of the hall you will find he sitting area which opens into the dining space with French doors opening onto the garden. Whilst o the right a contemporary kitchen with full height wall and base unis having a high gloss finish, integral appliances including dishwasher, oven, microwave and fridge/ freezer with inset sink overlooking the garden. You will also find a brilliant utility cupboard with plumbing for washing machine and additional worktop.

A spacious landing welcomes you upstairs with access to principal rooms which include 3 generous bedrooms and a stunning shower room with its contemporary white suite with a large walk in shower, wash basin with floating vanity and WC, black fittings and complimentary wall finish.

A pleasant, private garden with a paved patio to the immediate rear leading to the recently laid

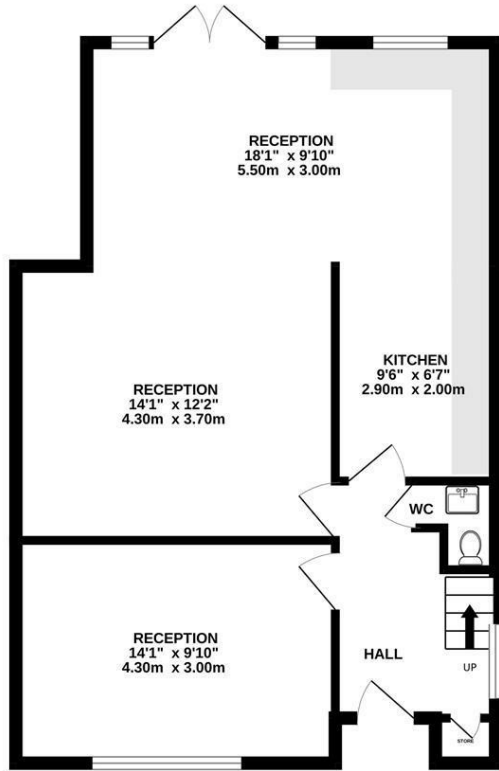




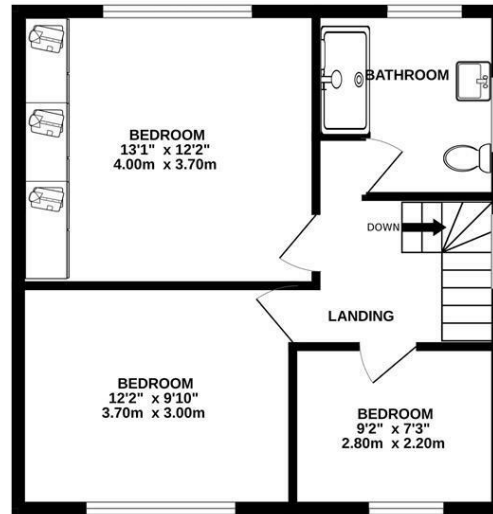
lawn with mature trees on the left hand side, bark finish at the rear and fence boundaries. Not forgetting the good sized domestic area to the side with double gates opening to the front.



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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.

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