

Brennan Ayre O'Neill

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Brennan
Ayre
O'Neill

For Sale
b-a-o.com

Freehold



Woodkind Hey, Spital

Guide Price
£309,995

A spacious family home well located for local primary and grammar schools, amenities, public transport and easy access to the M53 motorway. The property offers extended living space, generous bedrooms and a southerly rear garden, as well as ample parking and garage. This could be just the one.

The property is well positioned on Woodkind Hey (off Warren Hey) in a quiet cul-de-sac location within easy access of Dibbinsdale Nature Reserve and enjoying an open aspect to the front. There is off-road parking for 2 cars and a garage with electric roller door. Whilst on the right you have the shaped lawn with planted border and mature tree. The front door is centrally positioned and opens into the hallway with access to the living space and built in cloakroom on the right whilst ahead the stairs to the first floor.

The lounge has been extended to the front and provides a well proportioned room with aspect over the front garden through a large bay window. There is a fireplace with gas burner and contemporary surround and connecting door into the dining room. From here you will appreciate the pleasant aspect over the rear garden via the French doors which allow natural light to pour in, handy built-in storage and archway into the kitchen.

The kitchen enjoys the aspect over the rear garden and offers a wide range of wall and base units, contrasting worktops with inset sink, gas hob and integral appliances, including dishwasher, fridge and oven with low level heater. You also have access to the utility room from which the garage is on the left and there is a door leading to the garden on the right.

Making your way upstairs the landing gives access to all rooms including a built in cupboard. There are 3 generous bedrooms in total, including the main bedroom which is a king size double. All offer built-in storage or wardrobes.





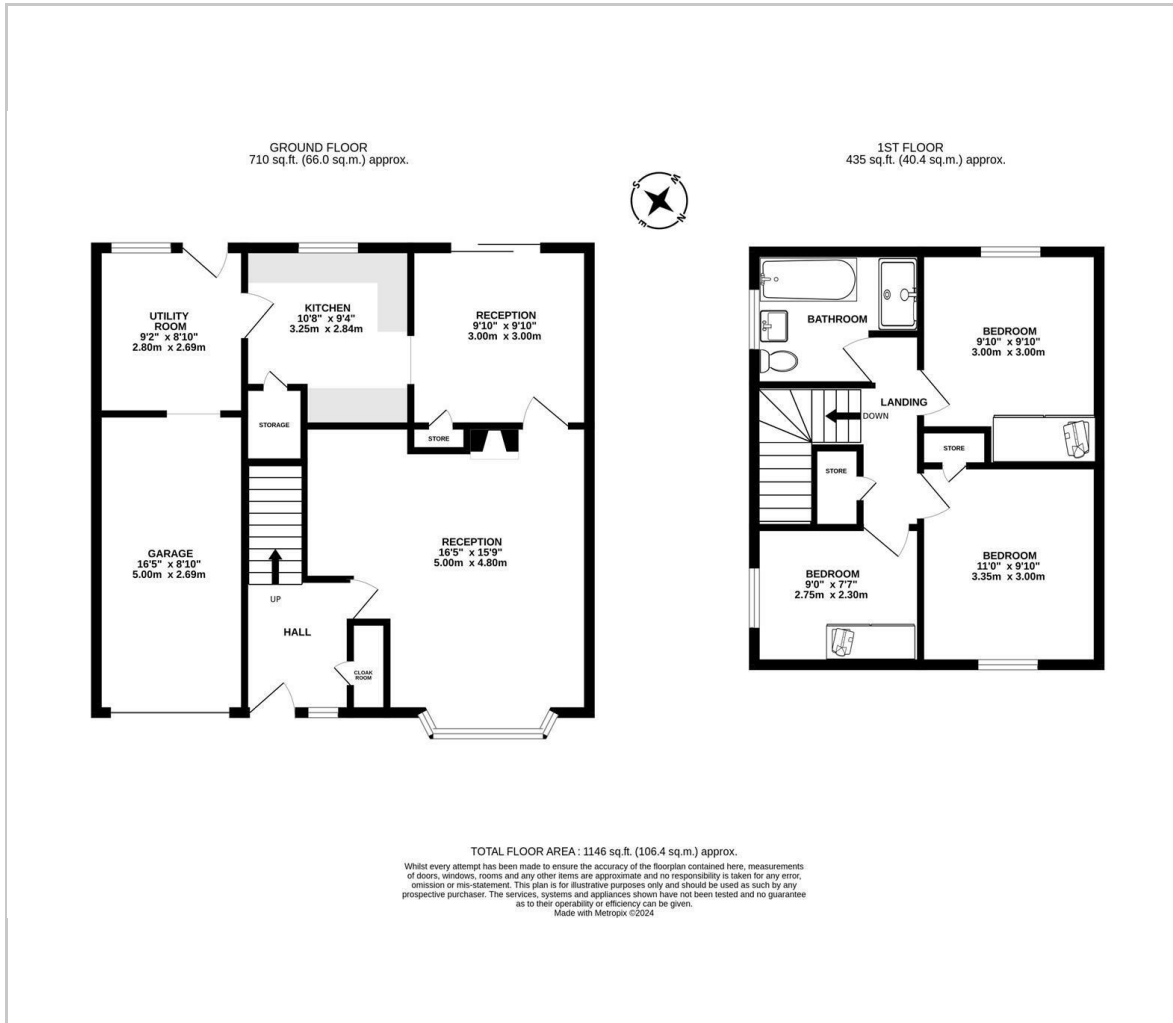
A superb 4 piece bathroom contains a separate walk-in shower with waterfall shower head, bath, wash basin with vanity unit and WC, tiled walls and integral shelving.

The landscaped garden is sunny (southerly aspect) private and mature with a shaped patio area with access off the dining area and utility, whilst the majority is laid to lawn with water feature and well stocked borders with a stone path leading to the shed and further seating with fence boundary and conifer screen to the rear.





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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