

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



2



1



2

EPC



Council Tax



Archers Green, Eastham

Guide Price  
£182,950

This could be just the one, offering neutral decor with spacious accommodation which includes a well proportioned lounge, breakfast kitchen with French doors onto the garden, 2 bedrooms, shower room and a bathroom upstairs. Not forgetting the 2 parking spaces to the front with electric charge point.

\*\*Please note the images are from 2021 and are due to be updated\*\*

### Approach

Set back from the road with 2 x parking spaces (electric charge point), canopy porch and modern composite door opening into:

### The Accommodation

From the hallway we have the stairs to the 1st floor ahead and connecting door into the living room on the left.

### Lounge

A well proportioned room with aspect to the front and neutral decor and connecting door into:

### Breakfast Kitchen

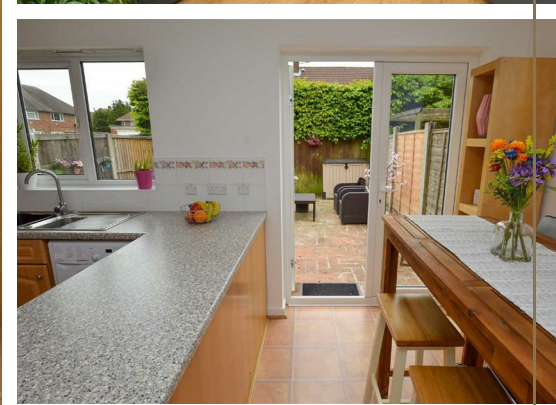
Spanning the full width of the property with the fitted kitchen on the left which offers a range of wall and base units, contrasting worktop, integral oven, hob and extractor above with space for fridge/ freezer and plumbing for washing machine, concealed modern wall mounted boiler and inset sink overlooking the garden, door to side. The breakfast area is on the right having French doors opening onto the garden.

### Making your way upstairs

The landing gives access to principle rooms with built in cupboard.

### Bedrooms

2 double bedrooms with the front benefiting from a shower room with WC and built in wardrobes.



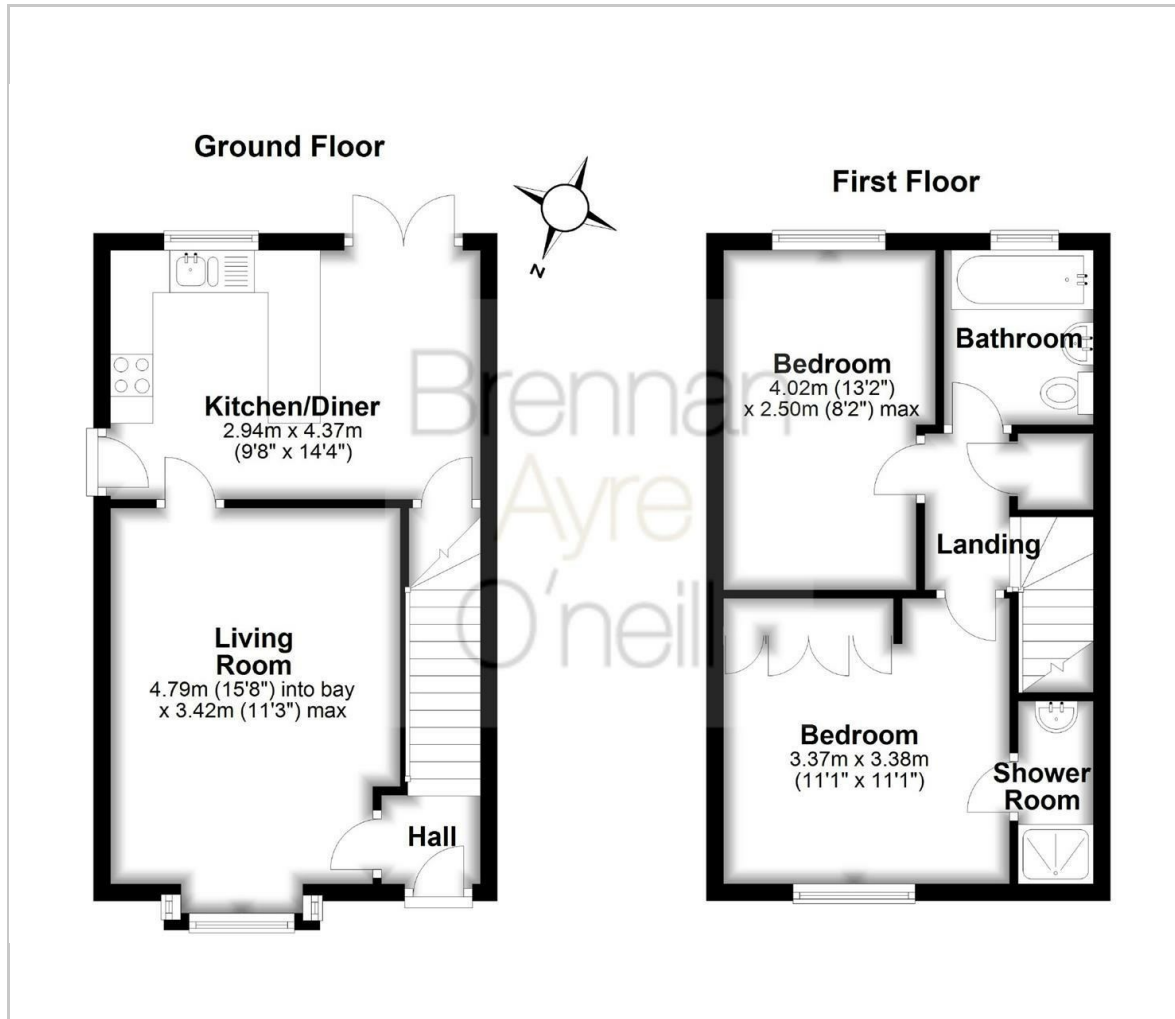


**Bathroom**  
A white suite incorporating WC, wash basin and bath with shower and screen above and part tiled walls.

**Garden**  
With the majority is laid to patio, fenced boundaries with mature screen and gated access to the side.



## 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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