

Brennan Ayre O'Neill



Freehold



Dale Road, Bromborough

Guide Price  
£299,995



**\*\*NO CHAIN\*\*** This lovely family home is well positioned on Dale Road which is off Plymyard Avenue. The accommodation is spacious and offers a large reception room which overlooks the rear garden whilst to the front you will find the dining area and kitchen. You are spoilt upstairs with 3 generous bedrooms and a contemporary shower room. This property also comes with a number of extras including a downstairs WC, garage and huge potential to make your own.

A wide frontage with ample off road parking, front lawn with access to the side. The porch opens into the hallway where you have access to principle rooms, downstairs WC and stairs to the first floor. There is also a connecting door which provides access to the rear.

The living space offers a large living room which enjoys the aspect over the garden and a dining room which adjoins the kitchen which offers a wide range of wall and base units with space for freestanding appliances, inset eye level oven and inset sink with door leading outside.

We have to start with the main bedroom which is huge! spanning the full width of the property with a large window overlooking the garden and a range of built in wardrobes. You will also find 2 further bedrooms and a contemporary shower room with built in cupboard where you will find the gas central heating boiler.

Making your way outside, the garden enjoys the Southerly aspect and is predominantly laid to lawn with planted borders and fence boundaries. Access to the garage on the left with up and over door to the front, electric light and power. Whilst on the right you will also find a secure garden store.

Please note there is a £50 pa charge to the Dale and Crossdale Road Association, which goes towards maintenance of the road (potholes and the like) and insurance.

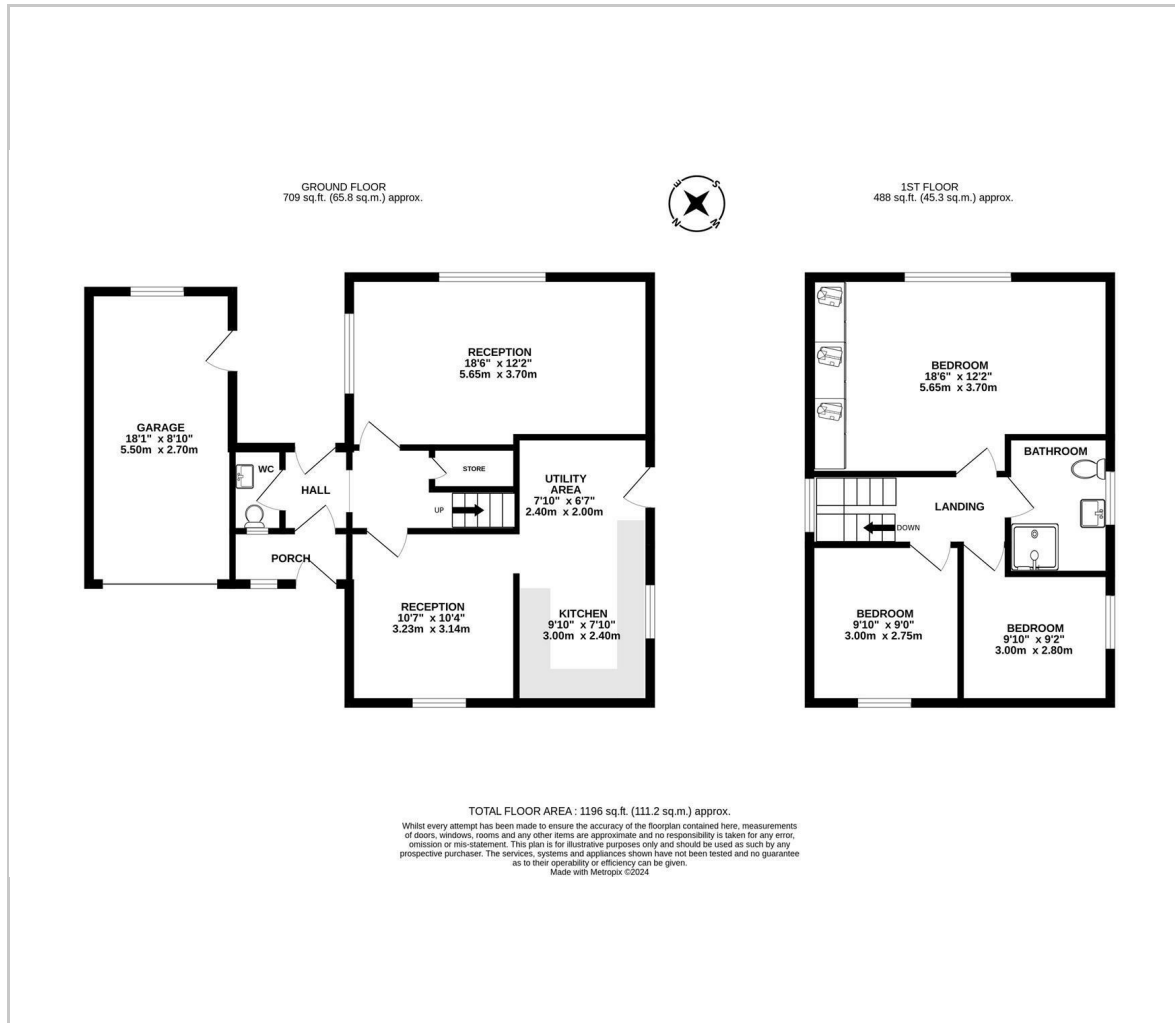








## Floor Plan



## 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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