

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



Ormesby Grove, Raby Mere

Guide Price  
£449,950

Its time to stop your property search, we have just the one! This well extended family detached is positioned in the ever popular Ormesby Grove in Raby Mere. Offering flexible family accommodation including 3 reception rooms, breakfast kitchen and a utility room with 4 spacious bedrooms and 2 bath/ showers. To the front you have an open aspect with woodland beyond. Come and see what this property offers.

A deceptive family home sitting on a corner plot with off-road parking, gardens which sweep from the front to the side and path leading to front entrance.

Its worth pointing out the garage has been converted resulting in an additional reception room and additional storage. The property offers gas central heating, cavity wall insulation and double glazing.

### The Accommodation

A uPVC door leads into the welcoming hallway with the all important W/C on the left-hand side with access to principle rooms and stairs to the first floor.

### 3 Receptions

On the right hand side you will find the largest of the reception rooms which enjoys the dual aspect, front and back, with patio doors opening onto the rear garden, gas fire and connecting door into breakfast kitchen.

### Breakfast Kitchen

A well proportioned room with an abundance of natural light offering a wide range of wall and base units finished in cream incorporating cupboards, drawers and high-level oven/ grill, inset hob, sink and plumbing for dishwasher. Window to rear and door to side. Connecting arch into the utility with matching worktop, cupboards and plumbing for washing machine door to rear.





Located off the kitchen, with steps down, into what was the garage and now a superb room with high ceilings and with dual aspect allowing natural light to pour in.

The final reception room is positioned at the front and connects to the hallway.

#### Making your way upstairs

We have a bright and spacious landing with access to all rooms and built in cupboard housing the gas central heating boiler and tank.



#### Master Suite

Having a pleasant front aspect with a range of built in mirrored wardrobes providing hanging and shelf space and connecting door into ensuite. A modern white suite incorporating fitted vanity unit with inset sink and Wc, heated towel rail and walk-in shower.

This family home offers 3 further bedrooms, all of which are spacious whilst B2 offers built in storage.

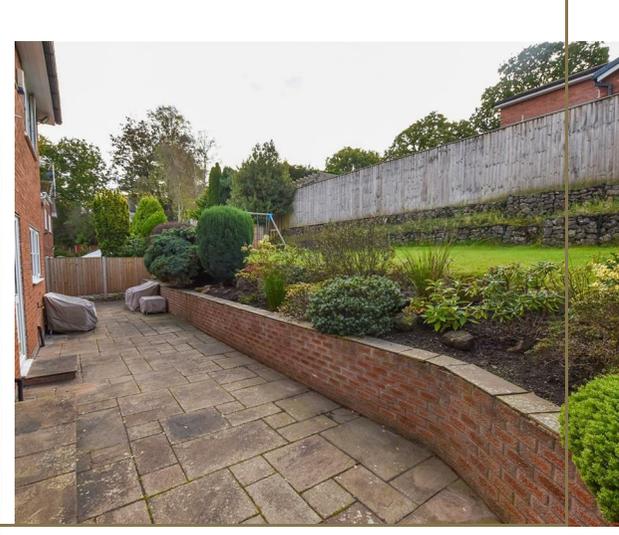
A family bathroom offering a four piece white suite including, bath, wc, wash basin and corner shower with a split decorative finish.



The rear garden is South West facing benefitting from a sunny aspect with a paved patio off the kitchen which continues across the rear and to the side of the property with brick retaining wall and steps leading to the elevated lawn having mature borders, fence and brick boundaries, space for shed and power point.

The remainder of the garage is now used as storage with rear access, electric meters and light. See floorplan





## 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.

**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](mailto:Bromborough@b-a-o.com)

[www.b-a-o.com](http://www.b-a-o.com)



19256420