

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC



Council Tax



Croft Avenue, Bromborough

Price  
£399,950

**\*\*DECEPTIVE ACCOMMODATION\*\*** Its time to STOP your search and view this property! A family home which offers flexible, spacious accommodation with the benefit of extensions to the side and rear with a number of extras. Pleasant gardens with mature aspect to the rear with just a short walk to Dibbinsdale Nature Reserve or a short drive to Croft Retail Park... Viewing advised to appreciate what this property has to offer.

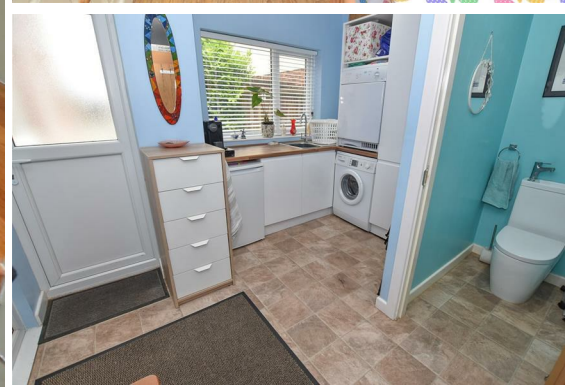
Setback from the road with ample off road parking, low maintenance frontage with gated access to the rear. The porch provides access to the main accommodation with a spacious hallway which provides access to principle rooms and filled with natural light with the large window to the side. On the right you will find the formal dining room with bay window over the front and an inset solid fuel fire.

As you enter the main living room, you'll find a well-proportioned space that has been extended, filled with natural light, thanks to a corner window and a sliding patio door with large glazed sections that offer views of the garden. Additionally, it features a solid fuel fire with a timber beam above.

The kitchen offers a range of wall and base units incorporating a Belfast sink, space for a range cooker and a free standing fridge with complimentary Oak worktops, open to the breakfast area with sliding patio door opening onto the rear patio and connecting door into the utility. This is where you will find further wall and base units with plumbing for white goods, additional sink and dual access to the front and rear, making this a practical space for dogs, prams or muddy feet! You will also find the downstairs WC and connecting door into the additional room.

A great addition and currently used as the home office with French doors opening onto the garden but could easily be a snug, hobby room or even a spare bedroom if required.



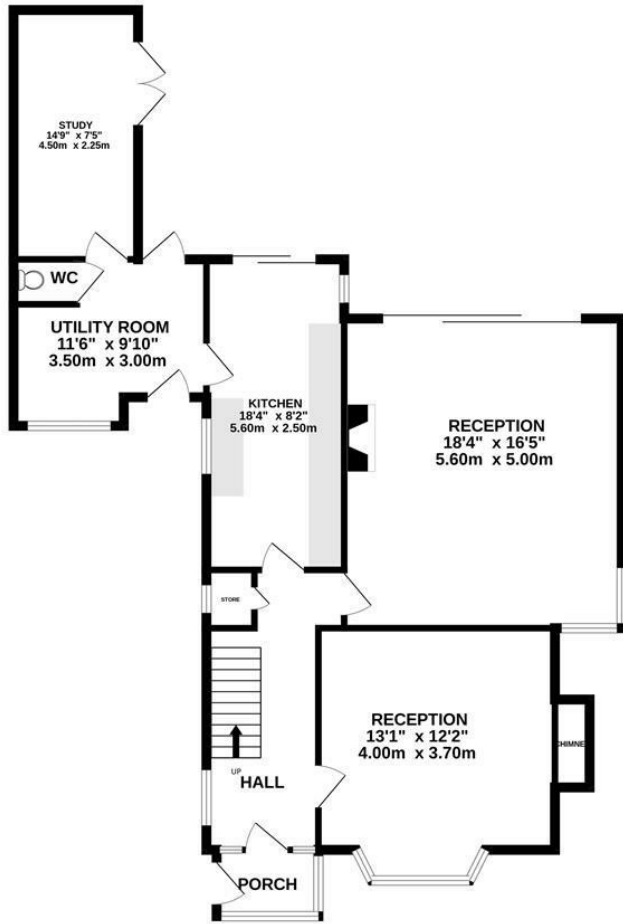


Making your way upstairs the spacious landing provides access to principle rooms which include 3 double bedrooms, (the two larger benefitting from built in storage / wardrobes). Finally a contemporary 4 piece bathroom which offers a white suite with complimentary part tiles walls and a dual aspect.

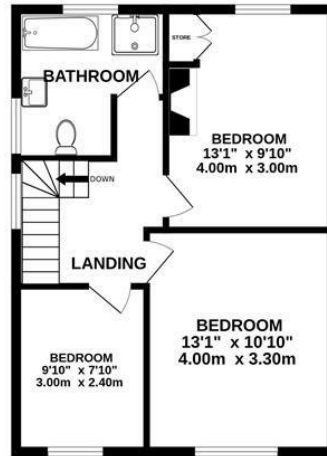
Wow... just look at this garden! A large family garden which enjoying the Southerly aspect with a good size patio area to the immediate rear which continues to the right hand side whilst the majority is laid to lawn with well stocked borders and mature aspect to the rear with space for multiple sheds.



GROUND FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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.

**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

www.b-a-o.com



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