

Brennan Ayre O'Neill

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Freehold



College Way, Eastham

Guide Price  
£359,950



**\*\*STOP YOUR SEARCH\*\*** If you are looking for a "move in ready" property then look no further. This modern semi-detached home boasts neutral decor throughout with spacious rooms and a superb master suite on the top floor. Not forgetting a number of extras including an additional reception room, a stunning garden and the woodland aspect to the front. Viewing advised.

A true delight - This development has been well received locally and this particular property is set back from the road with herringbone brick driveway providing access to four properties with planted boundaries / fencing with woodland and Park beyond. You have the benefit of 2 x parking spaces (one to the side of the property and one opposite) with a decked area at the front allowing you to enjoy the open aspect to the front and front door opening into the accommodation.

The finish is apparent immediately with neutral decor with connecting doors into the breakfast kitchen on the right, living room ahead an WC on the left with turned staircase to first-floor and a built-in cupboard.

The kitchen offers an extensive range of wall and base units incorporating a range of cupboards and drawers including integrated appliances such as fridge, freezer, dishwasher and washing machine, five ring gas hob, extractor above and eye level oven and grill. Contrasting worktop and splashbacks with inset sink below a window to side and bay window to front enjoying the wooded aspect.

Making your way to the rear you will find a well proportioned reception room spanning the full width of the property with dual aspect including French doors overlooking the garden with under stairs store. Connecting door into the additional reception room with French doors opening onto the rear garden.







The first-floor offers 3 bedrooms and family bathroom. Two of which are doubles and one generous single.

The family bathroom offers a white suite incorporating a wash basin, WC and bath with shower above and part tiled walls and chrome towel rail.

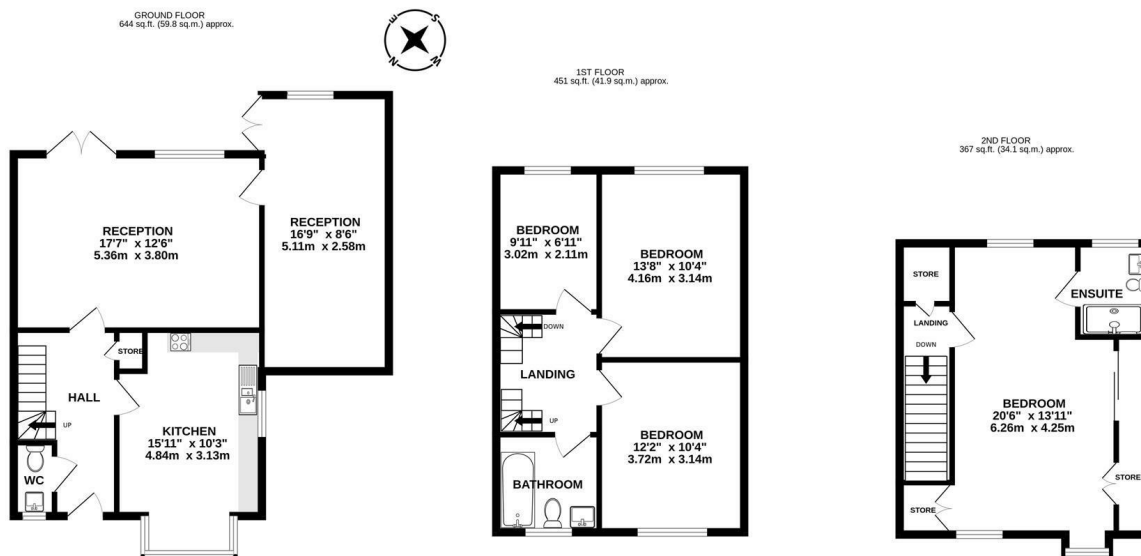
The master suite - A fantastic room offering a range of built-in wardrobes with mirrored doors, 2 skylights and window which allows an abundance of natural light to fill the room and connecting door to the en-suite shower room.



A real benefit to this property is the garden which has been meticulously landscaped and offers a raised decked area to the immediate rear which steps down to the patio which continues to the side and provides access to the domestic area with gated access to the front. Raised beds with seating area to the rear with timber pergola and planting providing privacy and making this space ideal for entertaining and relaxing.







TOTAL FLOOR AREA : 1461 sq.ft. (135.8 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**

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