

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC

Council Tax



Vernon Avenue, Hooton

Guide Price
£345,000

Take a moment to appreciate what this property has to offer... This superb, extended, semi detached is ideally located on Vernon Avenue, tucked away on the right hand side which means you benefit from the open aspect to the rear over fields. Whilst also benefitting from the open aspect to the front. Boasting ample off road parking with a gated driveway with access to the rear and step leading to the front entrance.

We all know how important first impressions are and you will not be disappointed here! The entrance hall provides access to the first floor on the left and connecting door into the reception space ahead. Here you will find a spacious living room with aspect to the front allowing natural light pour in, inset gas fire with stone surround and hearth and open to the extended dining room with French doors which lead out onto the garden with connecting door into the kitchen.

A well proportioned kitchen which forms part of the extension offering a wide range of units with granite countertops and integral appliances and aspect over the garden. Off the kitchen you will find the breakfast area which provides space for seating, further units and door to the side. You will also find integral access to the garage which also offers utility space.

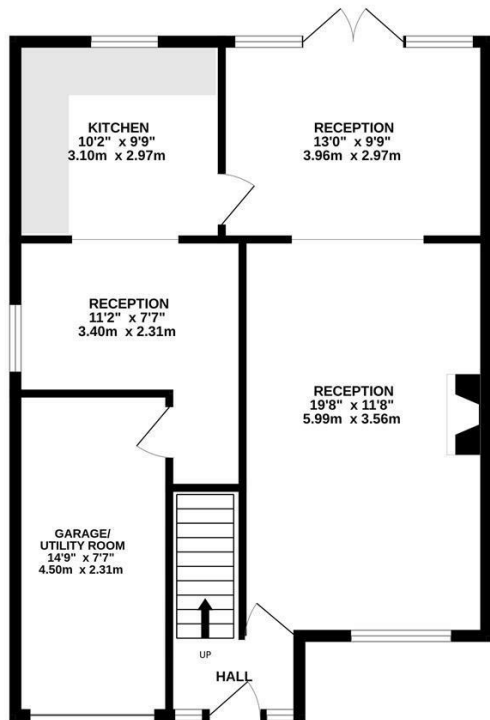
Making your way upstairs you will find 3 generous bedrooms and a contemporary shower room.

The icing on the cake! This stunning garden has been tastefully and meticulously landscaped to provide a lovely seating area off the reception space, shaped lawns and well stocked borders with space for a shed to the rear whilst enjoying the Westerly aspect and fields beyond.

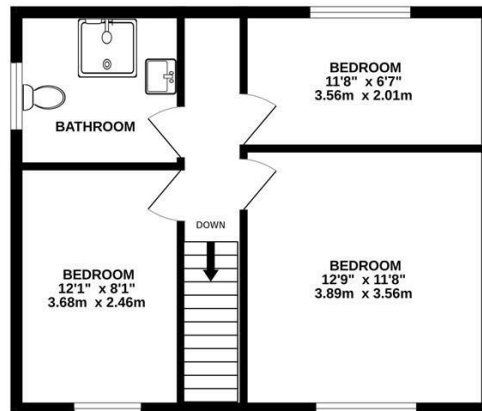




GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 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.

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