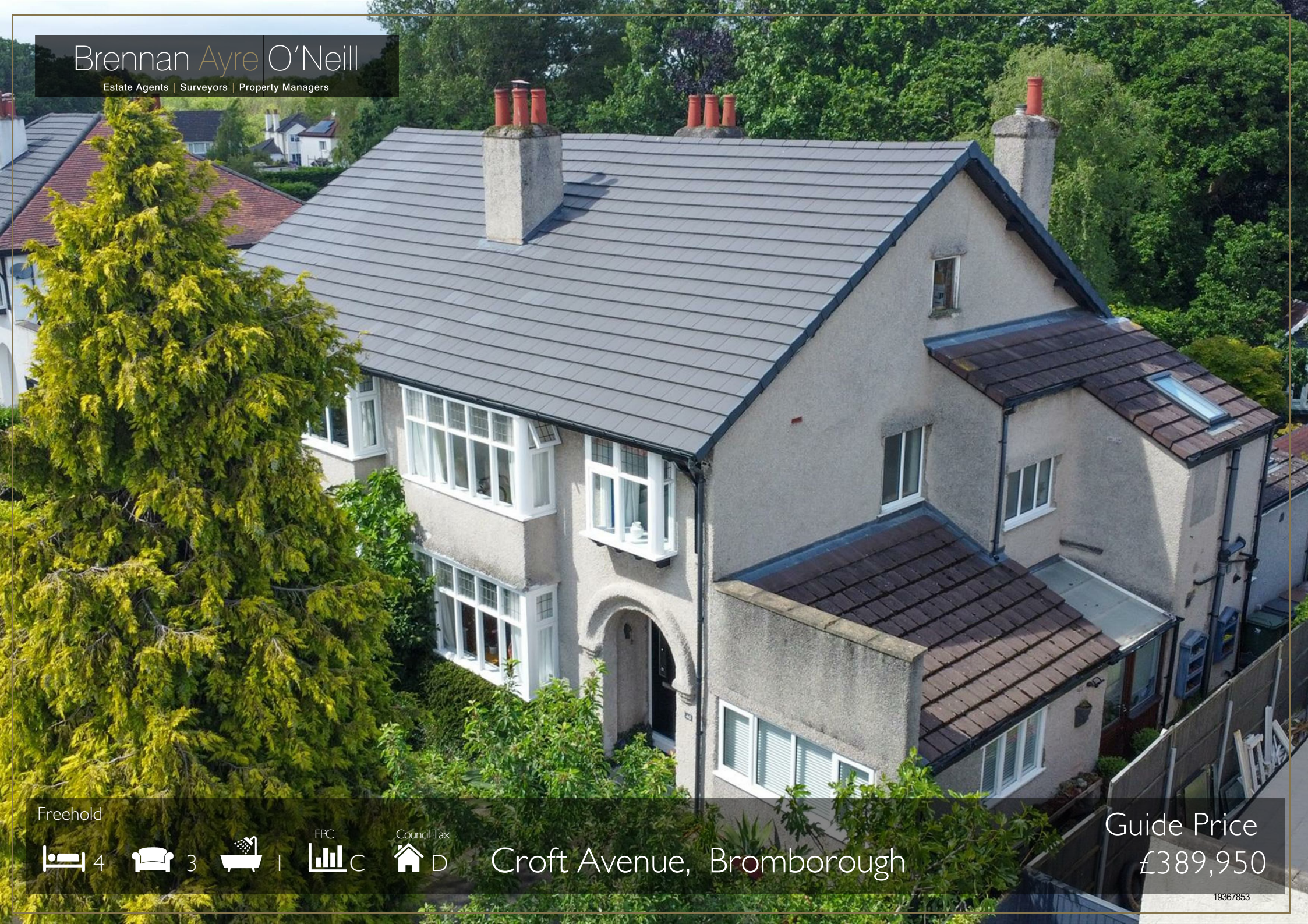


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



EPC



Council Tax

Croft Avenue, Bromborough

Guide Price
£389,950

19367853

Wow... this is a property you do not want to miss out on! A wonderful traditional 1930s home which has tastefully and sympathetically extended and modernised, the result is superb. The accommodation is deceptive offering well proportioned rooms with a number of extras. A viewing is recommended to appreciate what this property has to offer.

Well screened from the road with off road parking and recessed porch with contemporary door opening into a spacious hallway with a turned staircase on the right hand side leading to the first floor, storage below and access to principle rooms. You will find 2 well proportioned reception rooms on the left hand side, currently the lounge is positioned at the front with square bay window allowing natural light pour in whilst the rear dining area has access onto the garden.

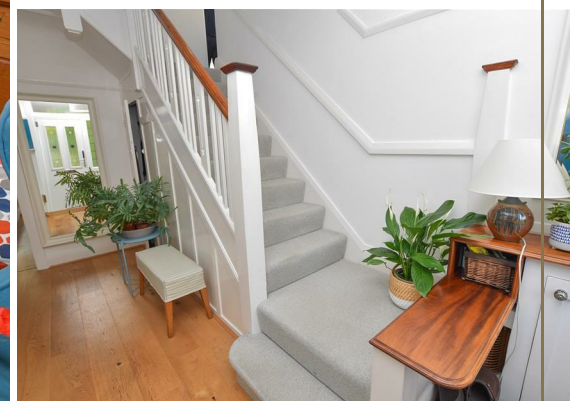
The HUB of the house has to be the living kitchen diner which benefits from being extended to the rear and provides a range of kitchen units on the left with space for free standing cooker, access to the rear porch on the right whilst ahead you have the living dining area with vaulted ceiling and dual aspect over the garden which allows natural light to pour in. You will also find a connecting door into the utility pantry which provides further storage, sink and plumbing for white goods.

From the rear porch you have a boiler room, separate WC and the home office which could be a great play room, snug or hobby room.

Making your way upstairs you have a split landing with the family bathroom which offers a 4 piece, white suite with large walk in shower, vaulted ceiling with sky light and half timber panelled walls.

Continuing to the landing on the left you have 4 generous bedrooms, three of which are doubles (two having built in storage) and one single.

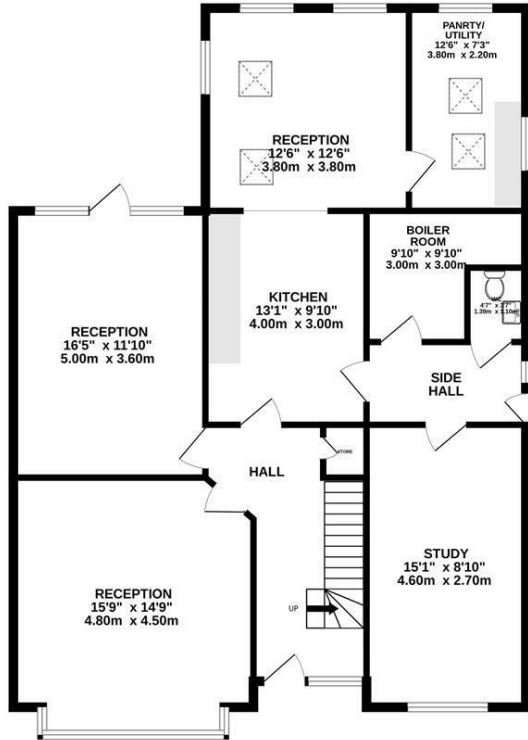
Th pride and joy for the current owners is the



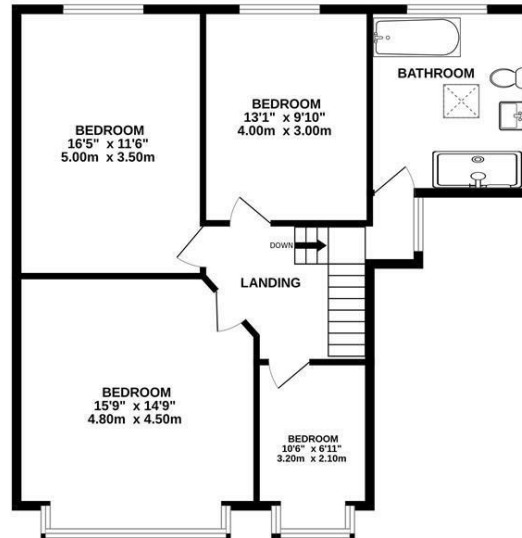


garden. Wonderfully mature which helps create privacy with a patio area to the immediate rear, access to one of the two summer houses on the right (the other is at the rear left side) whilst the majority is laid to lawn with well stocked borders.

GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 2026 sq.ft. (188.2 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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