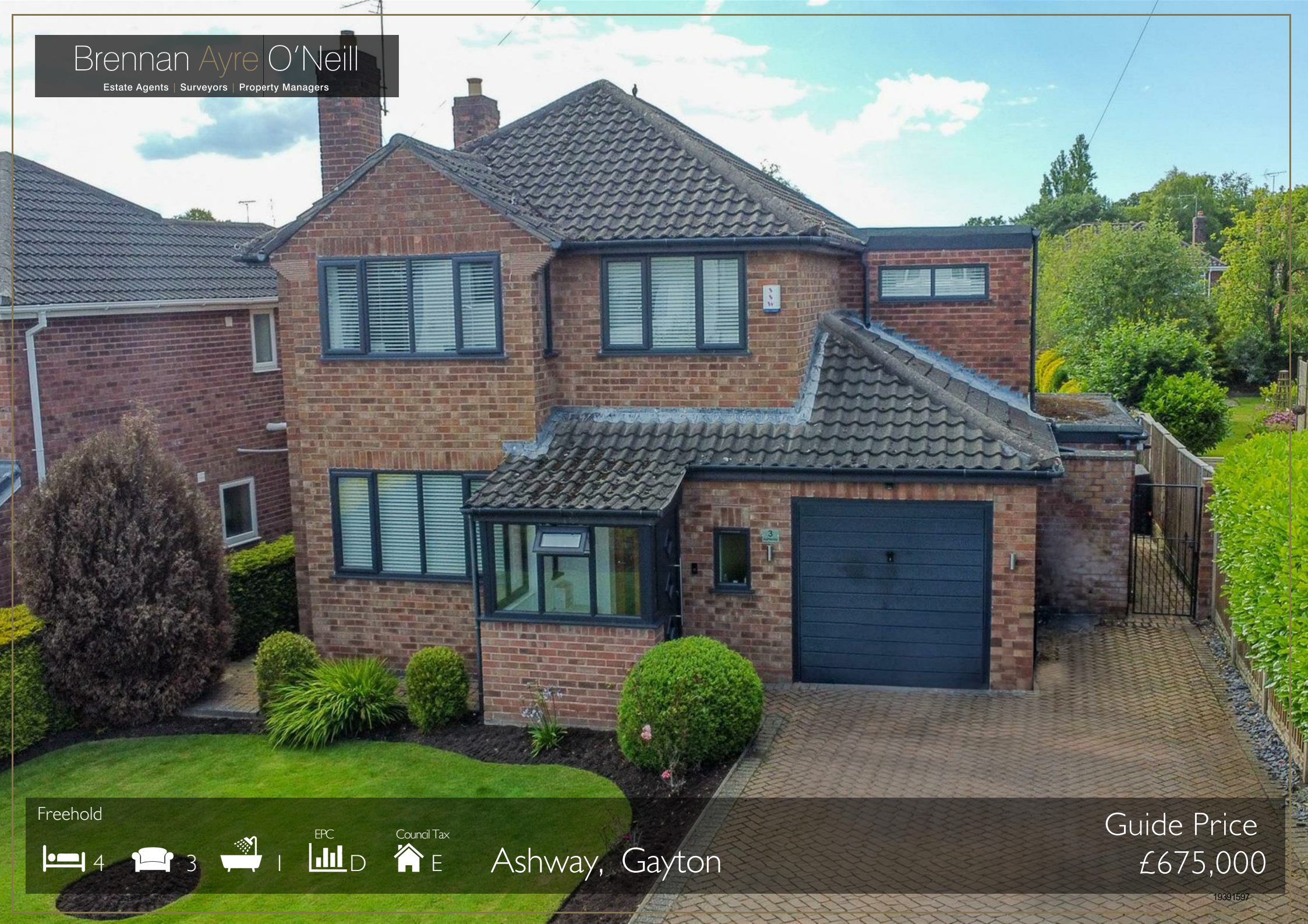


Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

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Ashway, Gayton

Guide Price  
£675,000

A stunning four-bedroom detached family home situated on Ashway in Gayton, conveniently located within walking distance of Gayton Primary School, the Lower Village, and Heswall Golf Club.

The property features superb open plan living to suite modern families complemented by an Orangery with bi-folding aluminium doors opening onto the gorgeous gardens, which comes complete with a garden cabin providing a ideal 'work-from-home' space, a gym, or a perfect retreat for teenagers.

For those in search of a contemporary family home in a desirable area of Gayton, offering elegant internal spaces and superb outdoor areas for entertainment, your search ends here!

A porch welcomes you with a modern composite door which opens into the hallway with neutral decor, Karndean flooring and access to principle rooms including the all important downstairs WC and stairs to first floor.

On the left hand side you will find the well proportioned lounge enjoying the aspect to the front, filled with natural light with bay window and 2 x picture windows to the side, central fire and contemporary decor.





Wow... the USP! This is where you will spend most of your time with family and friends. Bright, spacious and spanning the full width of the property with the grey fitted kitchen on the right with complimentary Quartz worktops, integral appliances (double oven, induction hob, wine chiller and dishwasher) and free standing American style fridge freezer. Aspect over the garden with a large island come breakfast bar with French doors opening onto the garden whilst on the left you have the dining area which leads into the stunning Orangery with bi-folding doors out to the garden and ceiling lantern.

Not forgetting the utility room which is located off the kitchen.

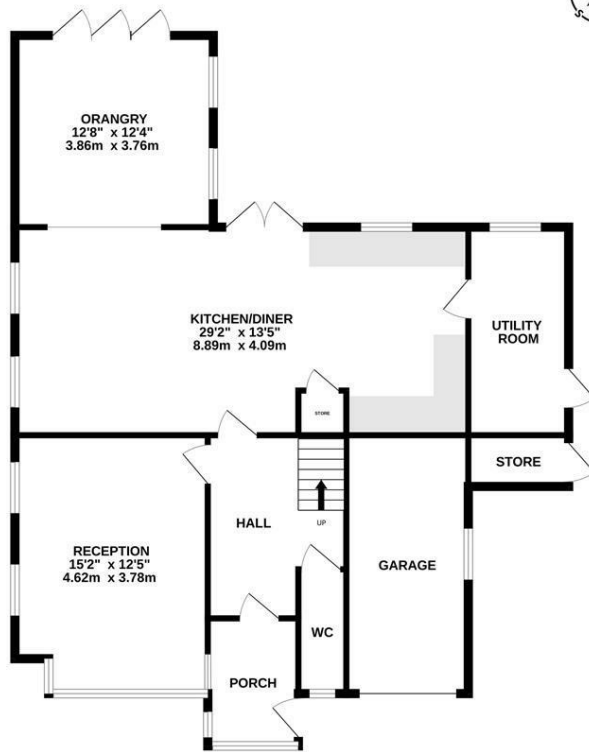
Making your way upstairs the landing provides access to principle rooms.

Here you will find 4 bedrooms in total with three doubles (two of which offer fitted wardrobes) and a single. Finally you will find the luxurious family bathroom with its four piece suite including walk-in shower, free standing bath, WC and wash basin with vanity.

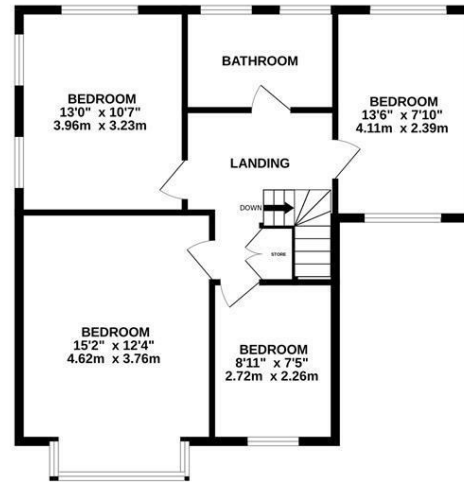
The icing on the cake! An impressive, landscaped garden enjoying a sunny aspect with a shaped patio area off the reception space, stepping down to a large lawn with mature hedging plants and bushes. whilst to the rear you will find the garden cabin which is currently used as the home office / gym which offers double glazing, electric and lighting.



GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 1815 sq.ft. (168.6 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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