

Brennan Ayre O'Neill

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Freehold



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EPC



Council Tax

Ambleside Close, Bromborough

Guide Price  
£279,995

**\*\*NO CHAIN\*\*** Take a moment to appreciate the potential this property offers, this popular house type is well located offering EXTENDED accommodation which includes a well proportioned lounge, separate dining room and a breakfast kitchen, whilst upstairs you will find 4 bedrooms and bathroom. Good size rear garden, off road parking & garage. Viewing advised.

### Approach

Convenient for local amenities, situated on the left hand side of Ambleside Close which means, larger gardens! Ample off road parking with gated access to the side, access to the garage and porch leading into the lounge.

A well proportioned lounge with aspect to the front, inset gas fire, stairs to the first floor and connecting door into the extended breakfast kitchen which offers well proportioned accommodation offering a spacious dining area which is open to the kitchen which offers a range of wall and base units with space for appliances, concealed wall mounted gas boiler, aspect over the garden and door opening onto the patio.

Finally on the ground floor you will find the separate sitting room with patio doors overlooking the garden.

Making your way upstairs the spacious landing with built in airing cupboard and access to all rooms. This is where this house type comes into its own. Due to the garage being incorporated on the ground floor the first floor benefits from that extra space and you will find 4 bedrooms with three doubles and one single.

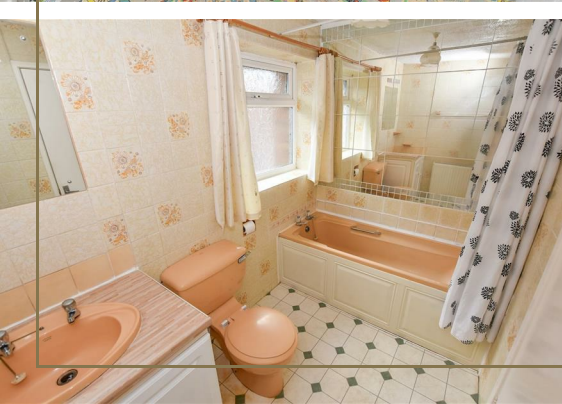
The family bathroom has been made larger by pinching a little from the 4th bedroom which makes a world of difference and offers a 3 piece suite incorporating a WC, wash basin and bath with shower above with tiled walls.

To the immediate rear you will find a patio area whilst majority is laid to lawn with fence

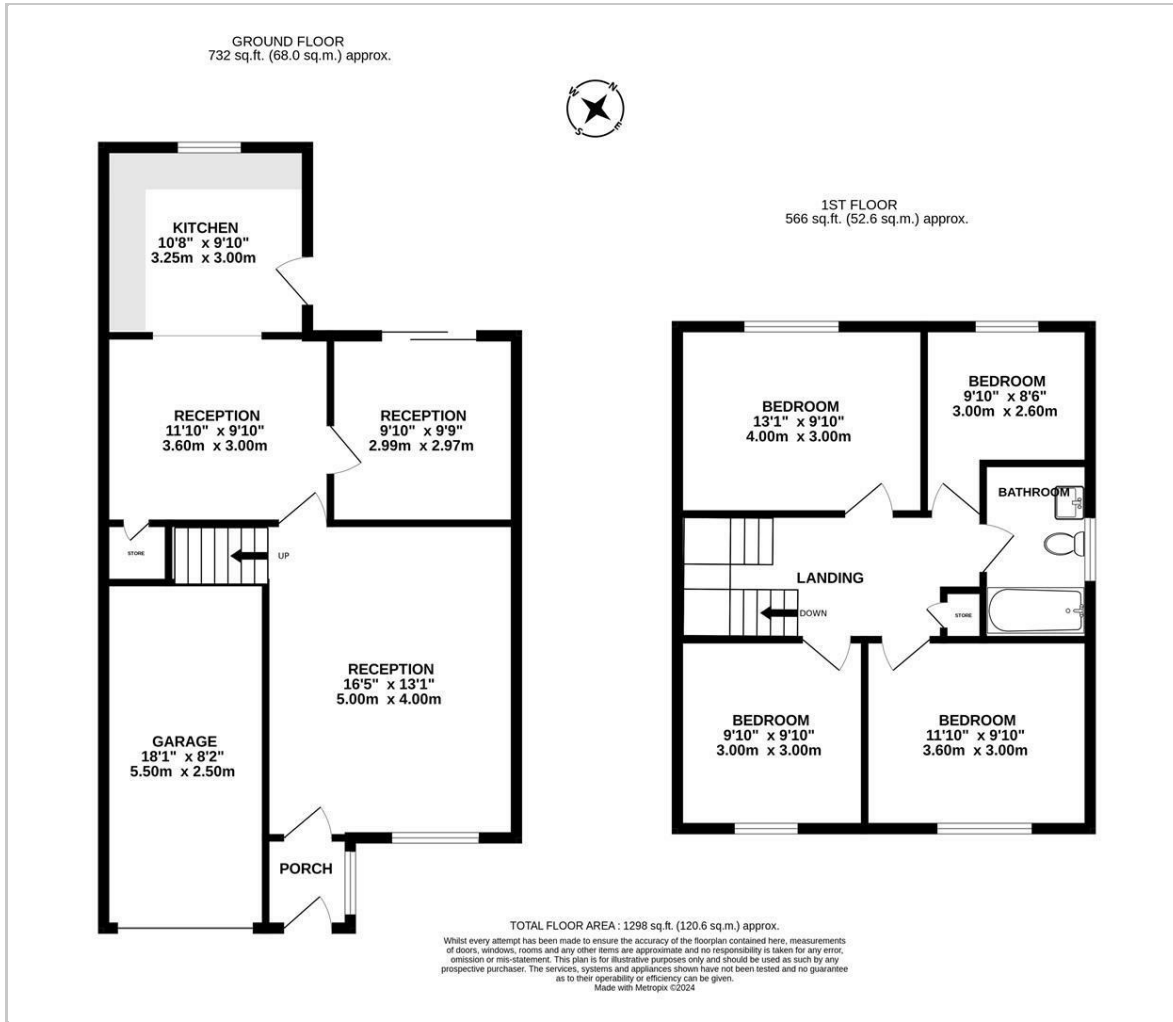




boundaries, mature screen and space for shed. There is also access to the side with gate to the front. You will also find a single garage with up and over door to the front. This is a space which if required and subject to the appropriate regulations could be integrated and converted into living accommodation.



## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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