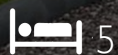


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



Croft Avenue, Bromborough

Guide Price
£675,000

****SOMETHING SPECIAL**** Ardmore represents a significant family residence, boasting extensive accommodations (over 300 m2) that have been thoughtfully transformed, refurbished, and expanded by the present owners. Upon entering, the quality and sense of spaciousness become immediately evident, along with a number of additional features that are rare to find in most properties.

From the road side the property is set well back and offers a wide frontage which boasts dual, double automated gates which open onto a large forecourt which provides ample parking and turning space. To the right lies the garage with secure access to the rear, and to the left, there is extra secure parking, complete with a large gate, perfect for storing boats or caravans.

This imposing property oozes quality with many period features including a centrally located entrance flanked by symmetrical two-story bay windows, leading into a stunning entrance hall. The spacious L-shaped hallway offers access to the main rooms, featuring solid timber doors, a staircase to the upper floor, and the essential downstairs WC and cloakroom.

Flanking the hall are two spacious reception rooms, each bathed in natural light from the bay windows that offer views of the front. The dining room is designed with elegance, featuring a decorative fireplace, chimney breast with arched alcoves on either side, with parquet flooring. To the left, the living room welcomes you with more natural light and a neutral décor scheme.

As you return to the hall, double doors open on the left into a generous breakfast kitchen which boasts an extensive selection of solid Oak wall and base units with complimentary worktops, built-in appliances, and a central island whilst you will find ample space for dining and lounging. Additionally, it features a custom-designed "children's kitchen" that is also included.





The property features two additional receptions of equal size at the rear. One serves as a cozy snug, complete with French doors that open to the garden and a functional fireplace with surround. The other room functions as a home office, offering views of the garden, a decorative fireplace (not in use), and operational servants' bells.

The utility room is accessible through a connecting door and is equipped with a variety of wall and base units, plumbing for appliances, and a sink. It features windows on both the front and back, with another door that opens into a passageway linking the front and the back of the house and garage.



Making your way upstairs the staircase turns to a huge landing with access to principle rooms and built in storage. On the half landing, the first family bathroom can be found, equipped with a white three-piece suite and bathed in natural light from three windows. The second family bathroom, located off the main landing, has been recently updated with a four-piece suite, including a corner shower, bath, WC, and a sink with vanity storage.



The master suite features a spacious bedroom with a deep bay window, leading directly into the ensuite shower room. Additionally, there are four more bedrooms, all generous in size.

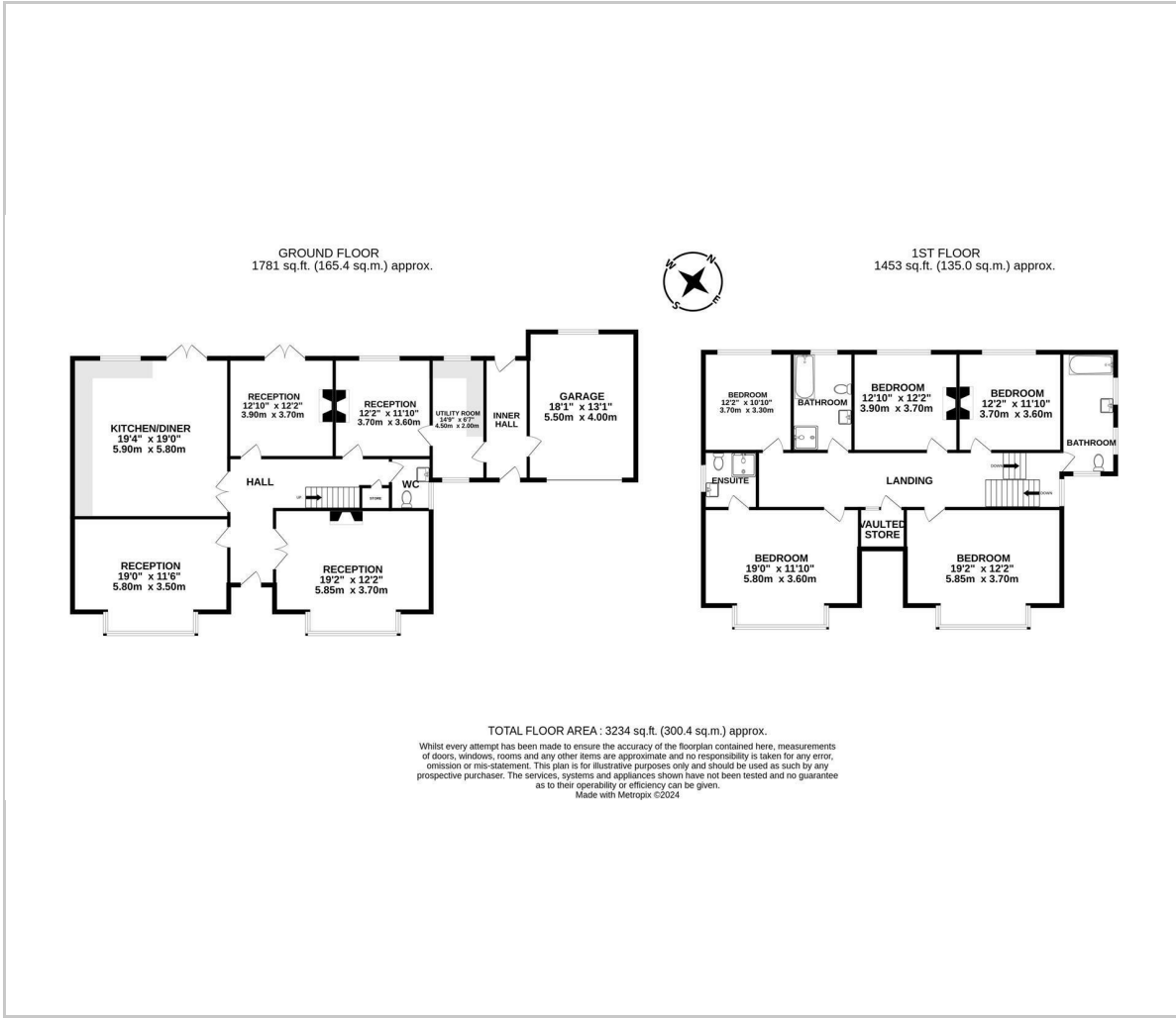


This family house is complemented by a generously sized private garden, enclosed by mature boundaries. A charming covered seating area on the right-hand side enhances the property with its characterful detailing, timber framework, and tiled roof. While the garden is predominantly laid to lawn, additional seating areas and a pathway around the property and timber shed with UPVC French doors.





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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