

Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

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Morland Avenue, Bromborough

Guide Price  
£315,000

19406215



Another jaw dropping-ly good property offering EXTENDED accommodation to the rear, incorporating an open plan kitchen, living area with diner off which opens up into further reception space which overlooks the garden. Not forgetting the well proportioned lounge which is positioned at the front. Keep reading to find out more or get in touch with the team to arrange your viewing

Well positioned on Morland Avenue opposite Raeburn Primary, set back with off road parking, sheltered threshold with upvc door leading into the hallway with stairs to the first floor on the right, lounge on the left and your main living space at the rear. The separate lounge in positioned at the front and offers a well proportioned space with inset fire and aspect over the garden.

Now for the USP of this house... The extended living, kitchen and diner which is ideal for family living, both sociable yet providing individual zones with the modern kitchen fitted on the left offering a wide range of wall and base units with space for appliances and open to a sitting room area with dining room off. Whilst to the rear you will find bi-fold doors which open into a further reception space which extends the full width of the property with aspect and doors opening onto the garden.

Making your way upstairs, where you will find 3 bedrooms in total, two of which are doubles and one single. The family bathroom offers a 3 piece suite including bath with shower above, wash basin and WC. Built in cupboard which houses the gas central heating boiler.

The icing on the cake! What a gorgeous garden, enjoying the Southerly aspect with mature planting, large shaped lawn with further patio area to the rear and space for 2 x sheds.

This is one of those properties which you need to visit to appreciate with its spacious accommodation, sunny garden and great location.

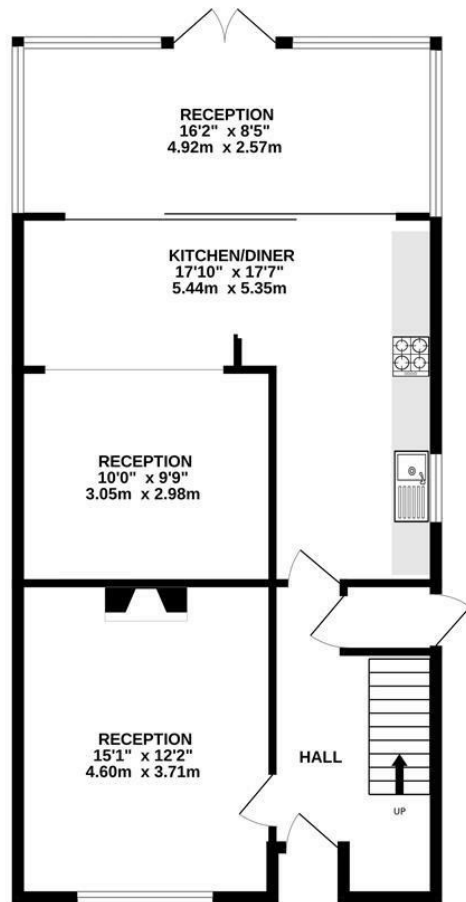




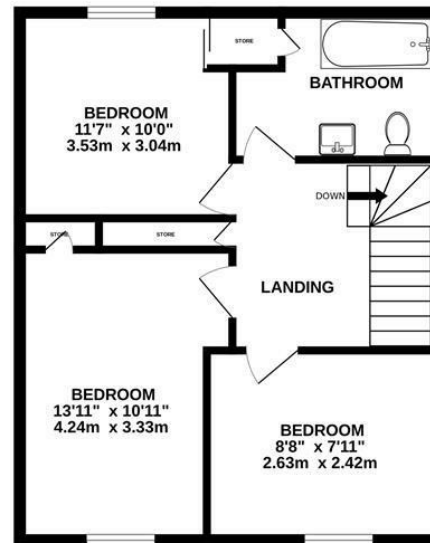




GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 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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