

Brennan Ayre O'Neill

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Freehold



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Hillcrest Road, Little Sutton

Open To Offers
£425,000

****TAKE A LOOK AT THE FLOORPLAN**** Let me introduce you to Hillcrest Road, a location which grabs the attention of buyers, and it is easy to see why, with its individual styled properties. This traditional detached benefits from a wrap around EXTENSION to side and rear which offers spacious family accommodation which includes 4 receptions, breakfast kitchen and downstairs shower room whilst positioned on a pleasant plot enjoying the Westerly aspect to the rear. Come and see what this property has to offer for yourself.

A true family home, set back from the road with gated access to a large driveway, low maintenance frontage with boundary wall and a combination of fence and hedge boundaries on either side with access to the rear. The front entrance is centrally positioned with recessed porch and opens into the hallway which provides access to principle rooms with stairs to the upper floor.

The accommodation is flexible and offers potential to make it suit your families needs. Starting on the right hand side you will find the snug with aspect to the front and connecting door into the breakfast area. Here you have side access to the garden whilst opening to the kitchen which forms part of the rear extension and provides a range of wall and base units incorporating cupboards and drawers with contrasting worktop and breakfast bar with space for free standing appliances, inset sink below the window to the side, aspect to the rear with connecting door into further receptions space on the left.

This is where you will appreciate the rear extension, as it continues across the rear of the property and wraps around to offers multiple reception zones which include a study area, space for dining and seating whilst enjoying the aspect over the garden to the rear. You will also find the original lounge which connects back into the hallway.





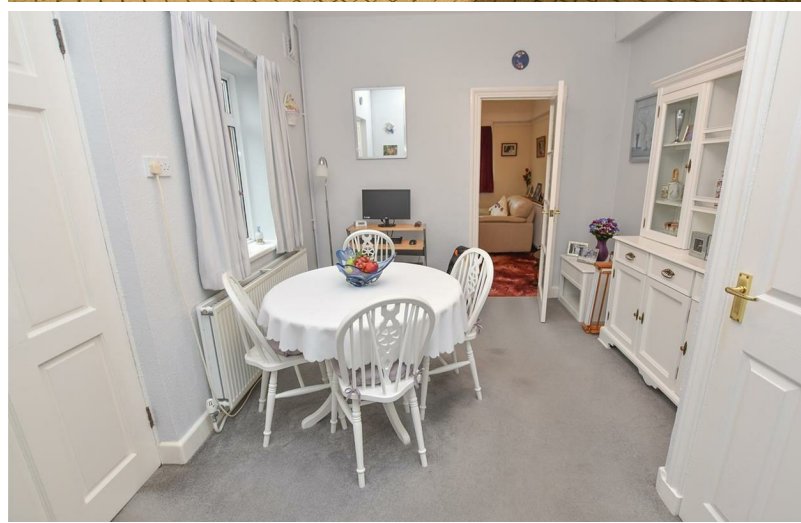
The final part of the extension to the ground floor is the shower room which offers a 3 piece suite.

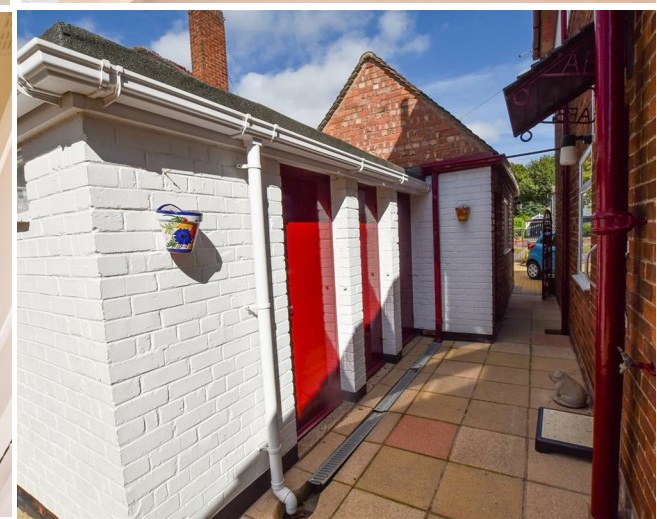
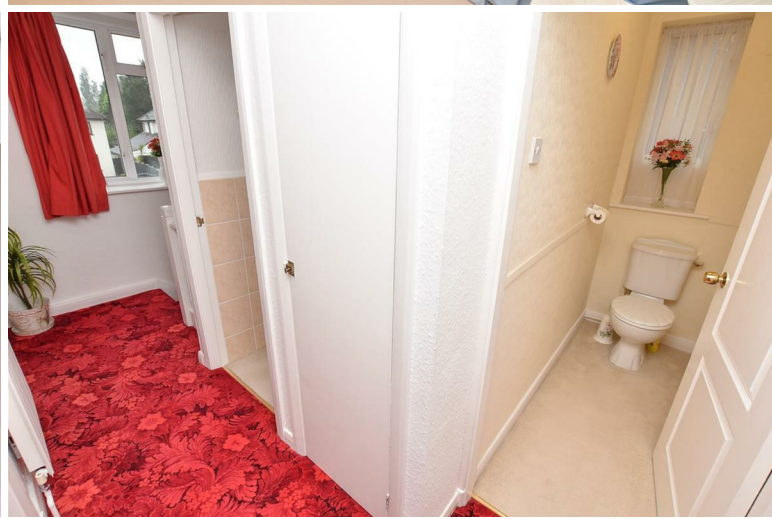
Making your way upstairs the landing is filled with natural light and provides access to 3 double bedrooms, all of which offer built in storage.

You also have the family bathroom and separate WC.

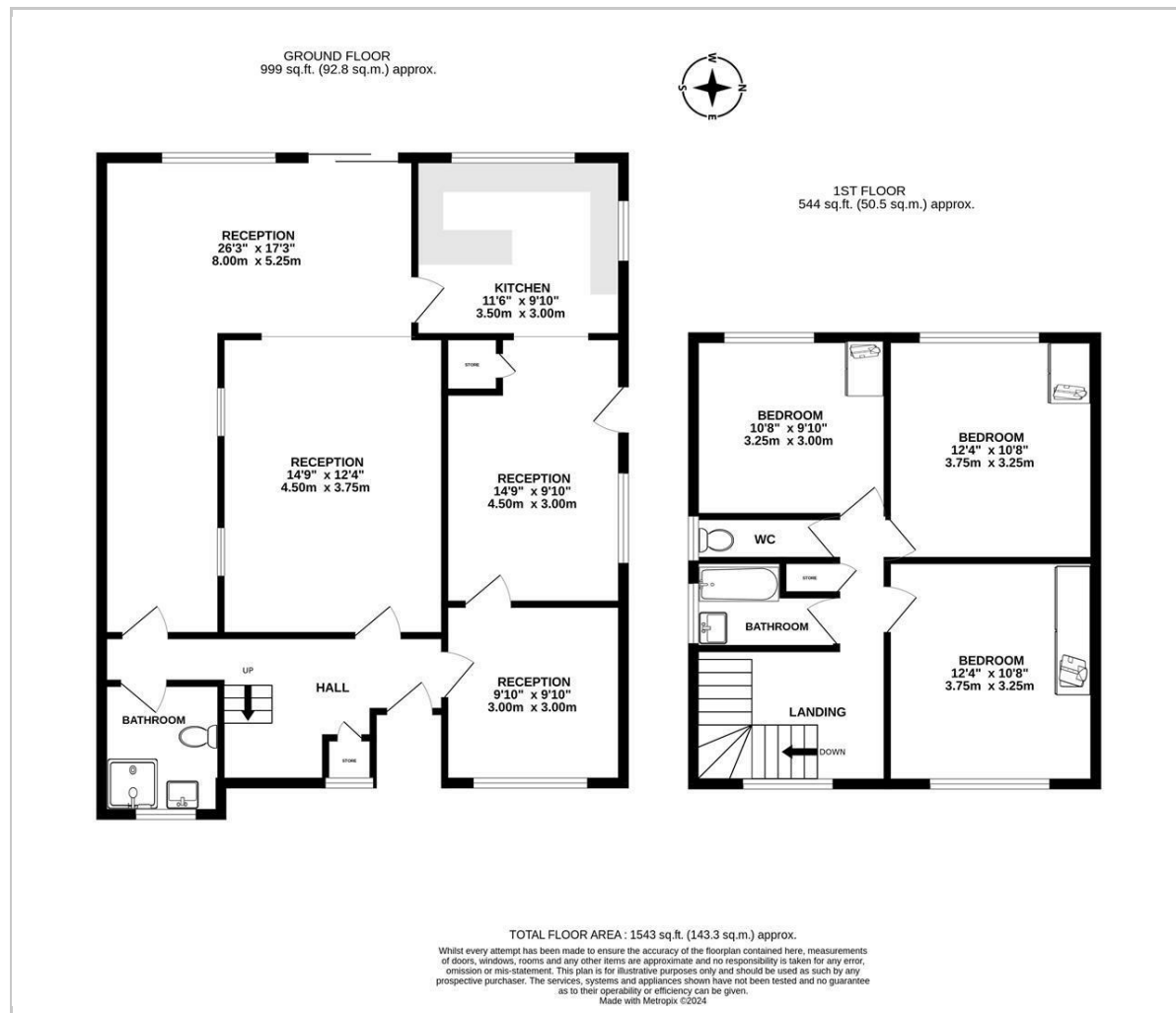
The icing on the cake! Firstly I must point out that this generous garden enjoys the Westerly aspect with a paved patio area spanning the rear of the property whilst the majority is laid to lawn with mature planting and borders with tree screen to the rear, fence boundaries. On the right hand side you will also find 3 outbuildings and detached single garage.







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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