

Brennan Ayre O'Neill

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Freehold



Egerton Gardens, Egerton Park

Guide Price  
£219,950



**\*\*NO CHAIN\*\*** This is a property you will not want to miss! Having the benefit of full width extension to the rear which provides excellent living space which also benefits the master bedroom with a 2 story extension on the left hand side. You will also find a separate lounge, downstairs WC and low maintenance gardens... viewing advised.

This particular property is positioned on the left hand side of Egerton Park, set back with parking. The entrance opens into the hallway with the all important downstairs WC on the left, stairs ahead and door connecting into the reception space.

A well proportioned reception room with aspect to the front and connecting door into the living kitchen diner.

Filled with natural light and spanning the full width of the property and benefitting from being extended to the rear. This space offers a dining and seating area on the left with French doors opening onto the garden, whilst the fitted kitchen is on the right offering a range of wall and base units with complimentary worktops with space for appliances and sink below a window overlooking the garden. You will also find the wall mounted boiler.

Making your way upstairs the landing provides access to principle rooms which include 3 well proportioned bedrooms and bathroom. The master bedroom benefits from being extended to the rear and provides ample space for dressing area.

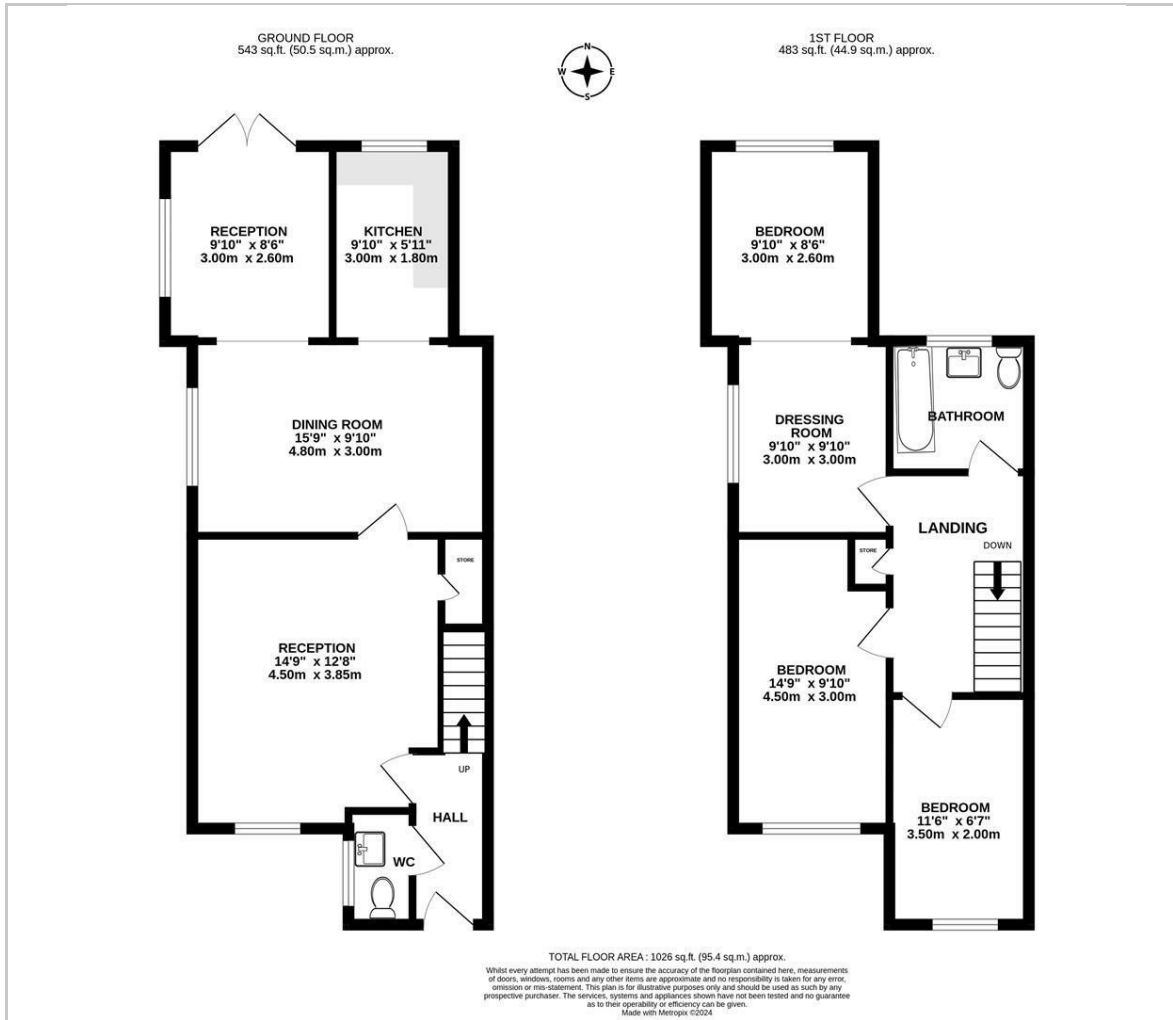
The garden offers low maintenance with the majority laid with an Astroturf lawn, patio area with fence boundaries.







## 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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