

Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

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Egerton Park, Birkenhead

Guide Price  
£275,000

19442803



**\*\*NO CHAIN\*\*** Take a moment to appreciate the potential this property offers. A spacious detached with 3 reception rooms, kitchen and WC on the ground floor whilst upstairs you will find 4 bedrooms and a bathroom. Pleasant gardens, off road gardens and garage.

### Approach

Well located on the left hand side of Egerton Park, set back with ample off road parking, front garden with mature screen and access to side with enclosed porch with upvc door opening into the hallway.

### The Accommodation

From the spacious hallway you will find the living space on the left with stairs to the first floor, downstairs WC on the right and kitchen ahead.

This property offers free flowing living with the lounge area positioned at the front enjoying the aspect over the garden with its bow bay window. Making your way to the dining room which connects to the kitchen on the right and conservatory ahead which overlooks the rear garden with French doors opening onto the garden. You will also find some handy downstairs storage.

The well proportioned kitchen offers a wide range of Pine wall and base units with space for appliances, door to side and aspect over the rear garden. Connecting door back into the hallway.

### Making your way to first-floor

The landing provides access to all rooms with aspect to the side allowing natural light in.

This property offers 4 generous bedrooms with two positioned at the front and two to the rear. The gas central heating boiler can be found in the cupboard in the rear bedroom.

A white bathroom suite which includes WC, wash basin and bath with shower over.

### Mature Garden

Making your way outside you will find a





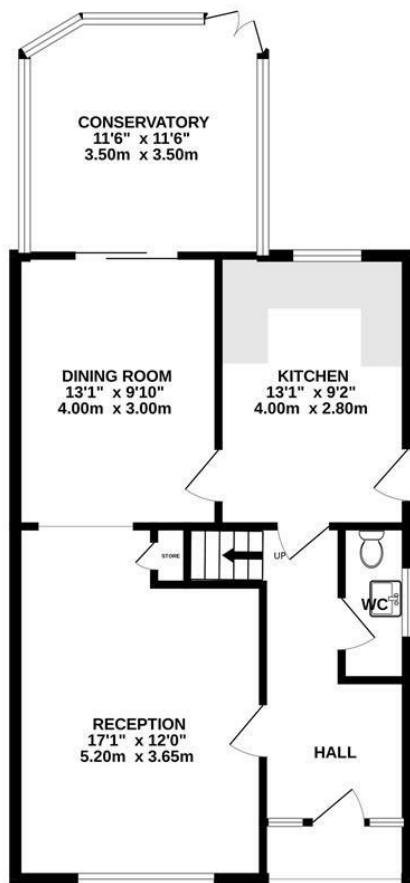


wonderful garden with paved patio area to the immediate rear with gated access to the side. The majority of the garden is laid to lawn with a selection of mature shrubs, bushes and trees.

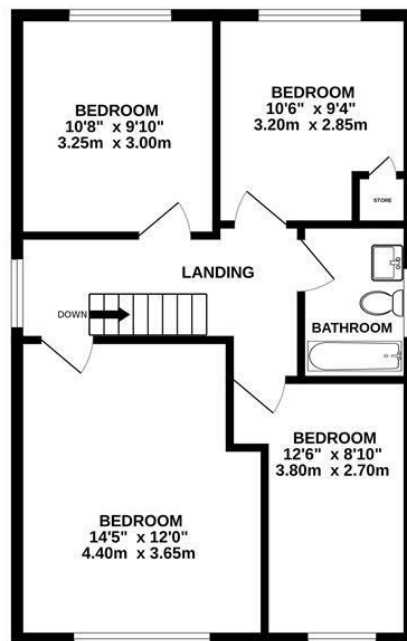




GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 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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