

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



4



3



2



EPC

B



Council Tax

D

Pool Lane, Bromborough Pool

Guide Price
£339,950

09411887

****STOP YOUR SEARCH**** Looking for a spacious detached with an immaculate finish? Look no further, this is the larger style family home and offers superb accommodation with extras not forgetting it is FREEHOLD. Open aspect to the front over woodland with parking and a WESTERLY facing rear garden.

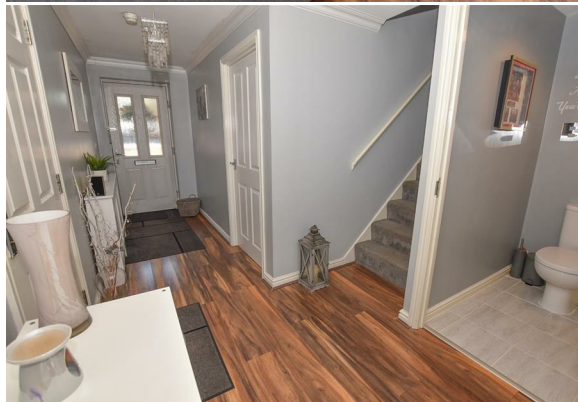
Forming part of the Persimmon Homes "Mersey View" development which has been well received locally due to its great location for local amenities including Riverside park and transport links close by. This particular property can be found on the left hand side of Pool Lane which means you benefit from the open aspect to the front over woodland and Westerly aspect to the rear. Parking for 2 cars on the front with path leading to the entrance with canopy porch and door leading into the spacious hallway.

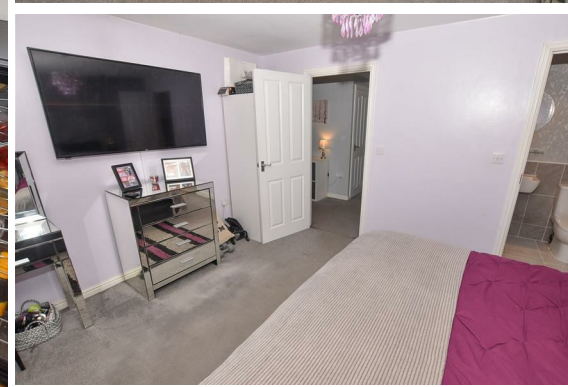
From here you will find the separate lounge on the left, stairs to the first floor with the all important WC below and kitchen diner ahead.

The well proportioned lounge is positioned at the front and enjoys the views towards the woodland.

The USP! A superb space, ideal for entertaining and family time. Spanning the full width of the property with dual aspect including bi-fold doors off the dining area leading into the conservatory. The kitchen itself is positioned on the right hand side and offers a wide range of fitted wall and base units incorporating cupboards and drawers with integrated oven/hob and space for appliances, complimentary worktops with inset sink and open to the dining area. The conservatory is an addition and is currently utilised as a work space with aspect over the garden and door opening onto the garden.

A spacious landing provides access to all rooms with built in cupboard.





The master suite offers a well proportioned bedroom with front aspect with connecting door into the en-suite, with a walk-in shower, WC and wash basin. you will find 3 further bedrooms, two of which are doubles and a generous single.

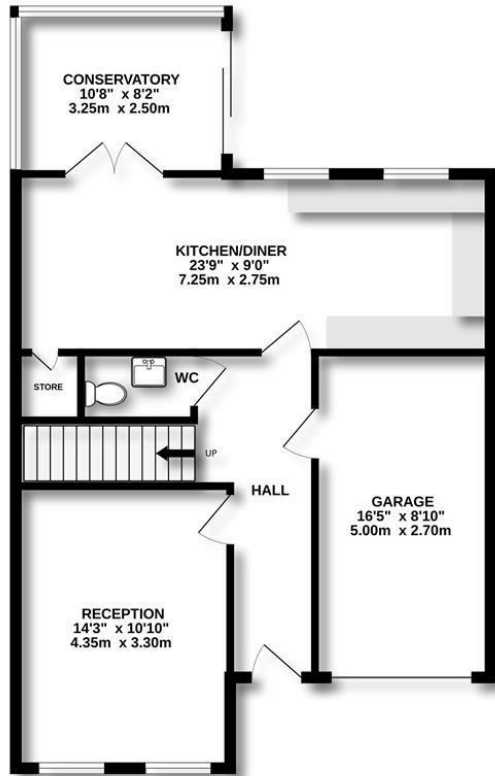
A three-piece suite incorporating WC, wash basin and bath with shower above and contemporary part tiled walls.

A good size garden to go with this family home. The majority laid to lawn with a patio area to the immediate rear, raised decking and fence boundaries enjoying the Westerly aspect. Paved path and gate leads to the side.

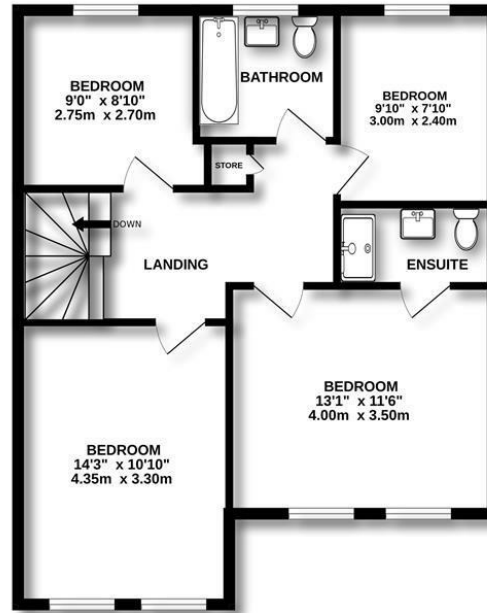
This property is Freehold. There is a annual service charge of £150 which covers the maintenance of the development - this should be clarified prior to exchange of contracts.



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 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.
Made with Metropix ©2025



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

Estate Agents | Surveyors | Property Managers

12 High Street, Bromborough, Wirral, CH62 7HA

Tel: 0151 343 9060

Email: Bromborough@b-a-o.com

www.b-a-o.com



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.

19411887

