

Brennan Ayre O'Neill

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Freehold



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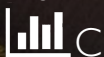


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EPC



C

Council Tax



E

Warren Hey, Spital

Price

£450,000

19491492

This deceptive family home offers extensions to both ground and first floor and provides ample living space to suite your families needs with free flowing accommodation with a number of extras including downstairs WC, conservatory and en-suite shower with good size gardens. This is not to be missed and a viewing is advised.

Well positioned for local amenities including shops and transport links which are within walking distance and ideal if your children attend Poulton Lancelyn Pimary School or the Grammer Schools. Set back with ample off road parking, front gardens and the addition of a porch to the front. The spacious porch connects to the hallway where you will find access to principle rooms, WC and built in storage.

Starting with the extension ahead, a large room which has served the current owners well as a family / entertaining room with door leading onto the garden, access to the integral garage built in storage. The main living space offers well proportioned accommodation with aspect over the garden and sliding door connects into the conservatory which has French doors leading out. The living room offers flexibility with bi-folding doors linking into the dining kitchen.

This is the HUB of the house and what a great space! The breakfast kitchen and diner is positioned at the front of the property with 2 large windows allowing natural light pour in. The kitchen offers an extensive range of wall and base units finished in cream with complimentary Granite worktops and breakfast bar with integral appliances. Connecting door back into the hallway.

Making your way upstairs the landing provides access to principle rooms.





The master suite benefits from being extended to the side and presents a spacious bedroom with dressing area offering built in wardrobes and door connecting into the spacious en-suite with its contemporary suite which includes a large walk-in shower, wash basin with vanity and WC

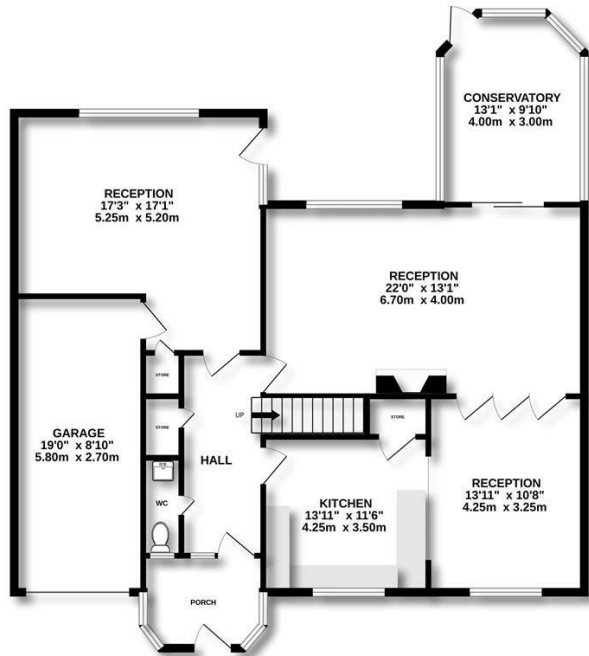
3 further bedrooms which include two doubles and a spacious single. You also have a family bathroom which offers a bath with shower over, wash basin and WC.

A family garden to go with this family house! A great size with patio area to the immediate rear whilst the majority is laid to lawn with further seating to the rear.

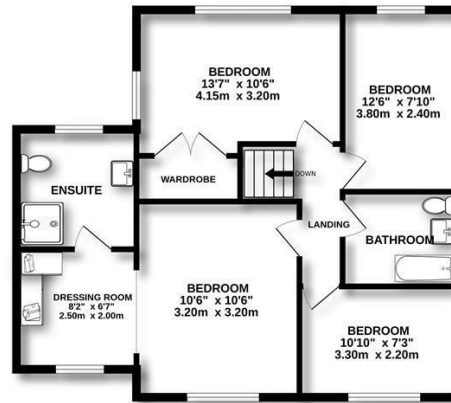
The garage has plumbing for white goods, electric light and power with up and over door to the front.



GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 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.
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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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