

Brennan Ayre O'Neill

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Freehold



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EPC



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Council Tax



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Appleby Grove, Bromborough

Guide Price
£625,000

19353044

We introduce you to the unique, modernised family home which is situated in the highly sought-after Appleby Grove, just off Plymyard Avenue in Bromborough. The current owners have thoughtfully improved and extended their home over the years, creating a warm and inviting family atmosphere for over 20 years. Ideally located for local amenities, transport and also in the catchment area for well-regarded schools, making it perfect for families. Get in touch to arrange your viewing...

The accommodation is spacious and deceptive throughout. You will be welcomed by the true entrance Hall which features a turned staircase leading to a galleried landing and access to principle rooms including the all-important WC and utility.

Wow... the main reception space will blow you away! Split level with the lounge area as you enter with bi fold doors opening onto the covered patio area whilst the dining area is on the lower level separated by the vaulted glazed atrium and gallery landing above. Another lovely feature for this space is the impressive log-burner which can be enjoyed whether you are dining or lounging!

Making your way back through the hall you have a separate reception which is currently used as the snug with aspect to the front and fireplace.

Moving into the HUB of the house... Wow!

A fantastic family space offering a stylish, open-plan kitchen supplied by James James kitchens with integrated appliances, contrasting marble worktops with Oak breakfast bar. Open to the living area with vaulted ceiling which incorporate skylights, bi-fold doors on the right, exposed brick on the right and ahead full height glazing. Simply stunning!





When you make your way to the first floor you are greeted by a spacious gallery landing which provides access to principle rooms including the master suite which boasts vaulted ceilings, concealed dressing area, integral wardrobes and en-suite shower room.

You will find 4 further bedrooms, three of which are doubles (one with fitted wardrobes) and a single which is currently used as a walk in dressing room with fitted wardrobes.



The family bathroom offers a contemporary suite incorporating bath with shower above, wash basin, and WC with towel rail.

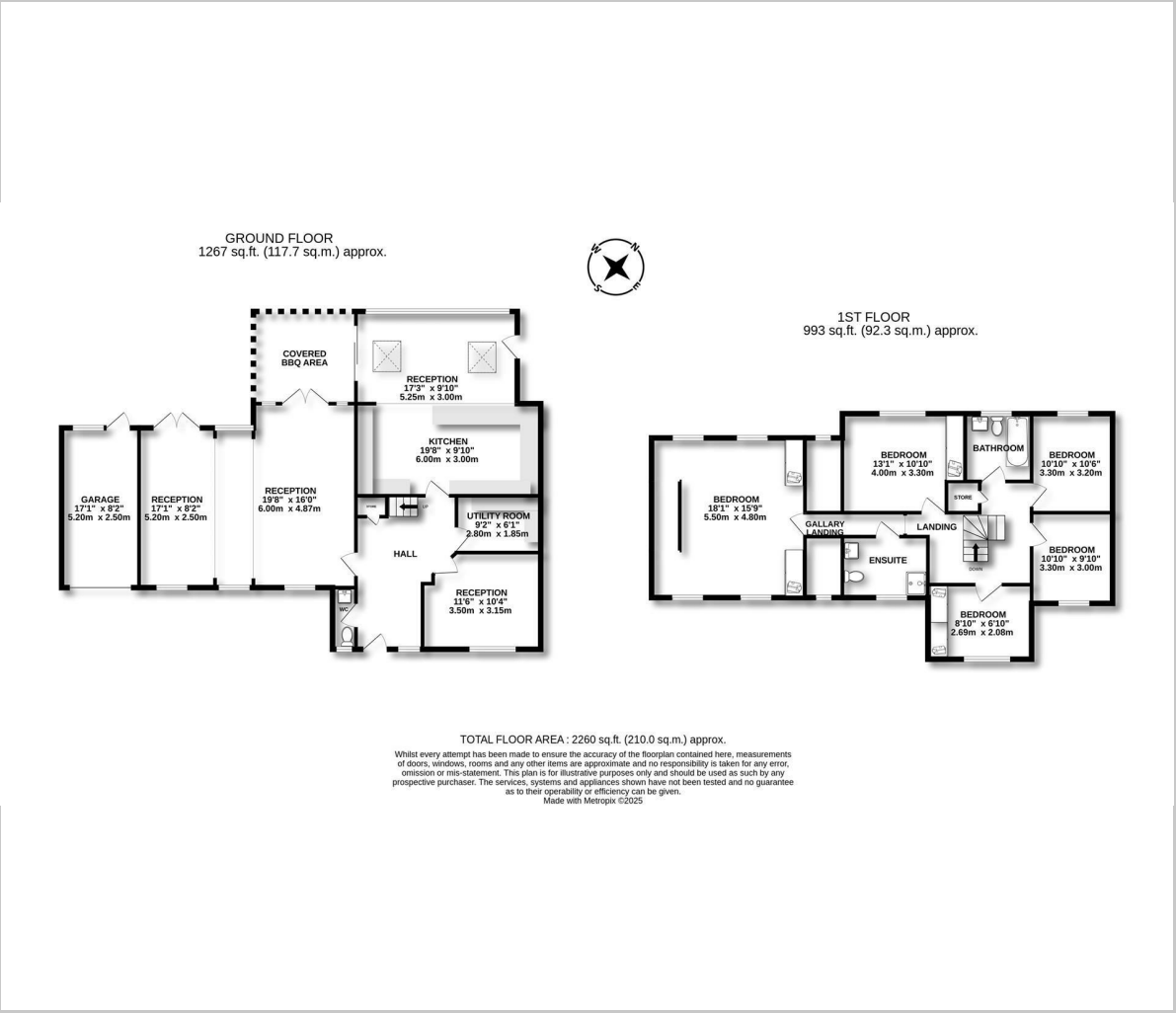
This property offers ample parking to the front with access to garage. Whilst the rear offers a beautifully landscaped and private garden with a sunny aspect, ideal for families. Well stocked borders, astroturf lawn, patio and covered BBQ area with outdoor kitchen including a built pizza oven. This exceptional family home offers a blend of modern living and comfort in a desirable location. Don't miss the opportunity to view!







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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