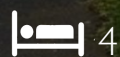


Brennan Ayre O'Neill

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Freehold



4



3



1



EPC

C



Council Tax

E

Barnes Green, Spital

Guide Price  
£425,000

19517248



**\*\*HUGE POTENTIAL \*\*** Rarely do properties come available of this size and offering so much potential. Spacious accommodation with 3 reception rooms, kitchen and a downstairs WC with 4 good size family bedrooms and shower room upstairs. But what makes this property unique is the plot which provides many options to adapt to make it your ideal family home.. keep reading to find out more!

This detached family home is well located within walking distance of local amenities including Poulton Lancelyn and Wirral Grammar Schools. The front offers ample parking with gated access to the side, double garage and lawn. The central entrance opens into the hallway where you will find access to principle rooms including the all important downstairs WC.

This property offers 3 reception rooms which will cater for your family needs. A large, separate lounge positioned at the front, central through dining area and separate sitting room which enjoys the aspect over the rear garden with sliding patio doors.

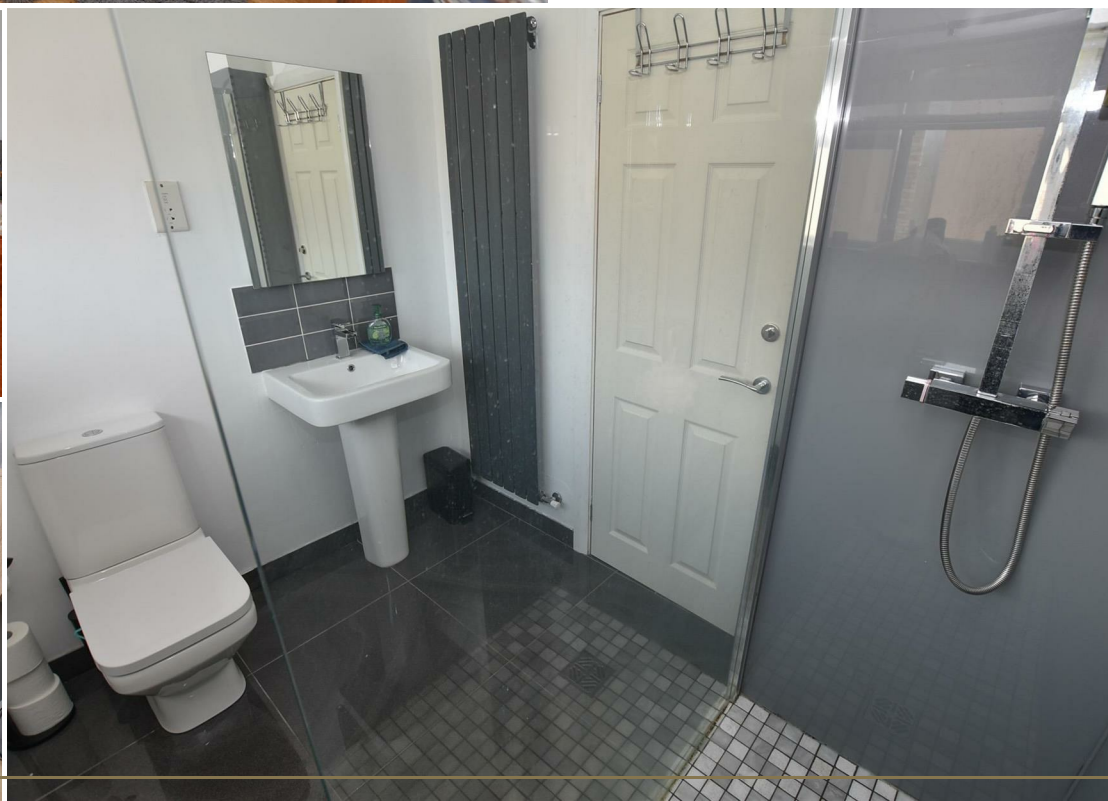
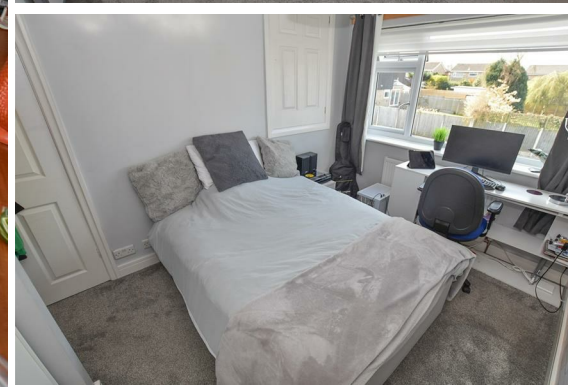
The kitchen is positioned at the rear of the property, filled with natural light enjoying the aspect over the garden with door to side, offering a range of wall and base units comprising cupboards and drawers with inset sink, space for free standing appliances.

The landing provides access to principle rooms with built in cupboard which houses the boiler (recently fitted) and access to the loft.

4 bedrooms in total, three of which are doubles and one generous single. Both the bedrooms to the front benefit from fitted wardrobes. The contemporary family shower room offers a walk in shower, wash basin and WC with contrasting shower board walls.





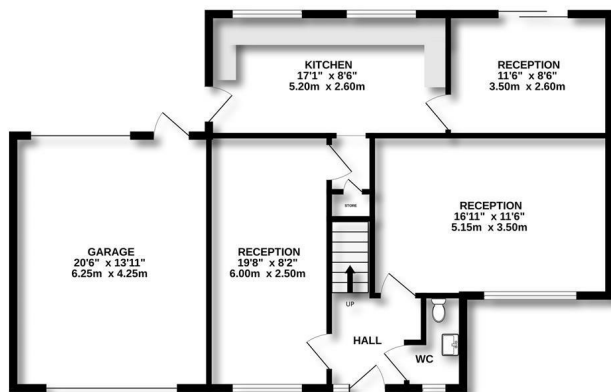


This property enjoys the Easterly aspect and sits on a generous plot with the majority laid to lawn, patio areas and decking with access to garage (with up and over door)

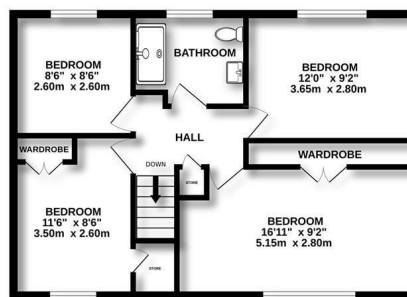
The double garage offers dual access with up and over doors to the front and rear offering electric light, power and plumbing.



GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



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



TOTAL FLOOR AREA: 1515 sq.ft. (140.8 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**

Estate Agents | Surveyors | Property Managers

12 High Street, Bromborough, Wirral, CH62 7HA

Tel: 0151 343 9060

Email: [Bromborough@b-a-o.com](mailto:Bromborough@b-a-o.com)

[www.b-a-o.com](http://www.b-a-o.com)



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