

Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

E

Limehurst Grove, Bromborough

Offers Over
£435,000

16546490

****NO CHAIN**** Rarely do properties come available in Limehurst Grove but now you have the opportunity to buy this exclusive detached family home. Offering spacious accommodation ideal for family living with separate lounge, living/ dining kitchen, office and downstairs WC whilst upstairs you will not be disappointed with its 4 bedrooms and 2 bath/shower rooms. Off road parking to the front, pleasant gardens and ideally located. Get in touch to make your viewing.

Positioned on the right hand side of Limehurst Grove which is a quiet cul-de-sac within walking distance of local amenities including train and bus links not forgetting within the catchment for Wirral Grammar school. To the front of the property you will find a garden on the left, off road parking and a central porch which leads into the spacious hallway. From here you have access to the separate lounge on the left, living kitchen, diner ahead with downstairs WC and office on the right.

You will appreciate the quality of this home with the its neutral decor, modern fittings and solid timber doors and woodwork throughout. The front lounge is well proportioned whilst the rear living, dining kitchen is open plan with patio doors on the garden. Offering a fitted kitchen on the right with breakfast bar and integral appliances.

The current owners have adapted what was the integral garage to create a dedicated office whilst retaining the front section for storage.

Making your way upstairs, the spacious landing provides access to all rooms with built in storage and aspect to the front.

4 spacious bedrooms, three of which are doubles (two offer built in storage) and one generous single. The master is positioned at the rear and benefits from an en-suite shower room.





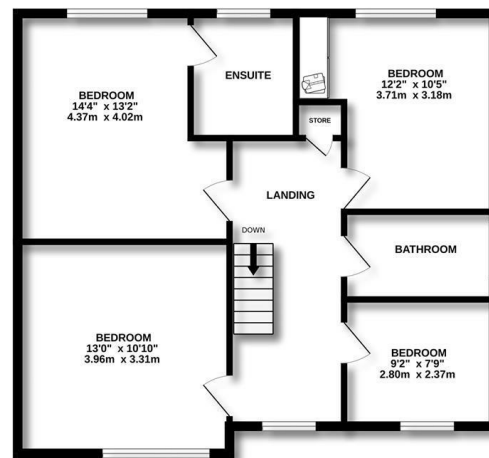
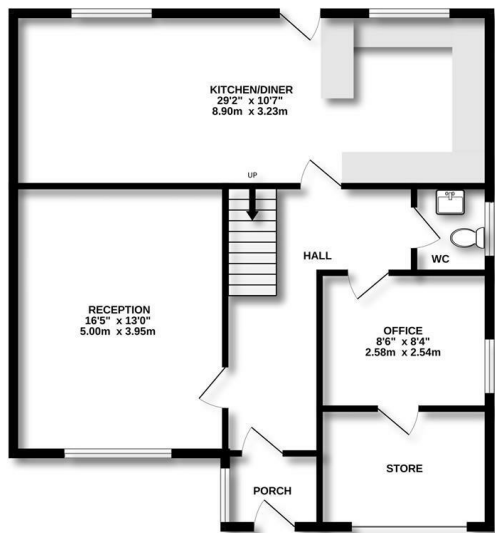
The family bathroom offers a 4 piece suite which includes a bath, wash basin, WC and separate shower.

Making your way outside you will find a patio area to the immediate rear, lawn and curved brick boundaries with domestic area to the side with space for shed and access to the front.

GROUND FLOOR
863 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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.

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