

# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



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EPC



C

Council Tax



B

## Langley Road, Spital

Guide Price  
£224,995

19543613



**\*\*NO CHAIN\*\*** This is a lovely mews property which is ideally located for local amenities offering well proportioned accommodation with a neutral finish, contemporary fittings and set back from the road with garage to the rear. Its time to book your viewing..

Situated within the catchment area of Grammar Schools and Poulton Lancelyn Primary School, a short walk from the delightful Claremont Farm, whilst remaining a popular and peaceful residential area.

The front is pedestrianised and enjoys the open aspect with mature trees and grassed area. The path leads to the front door with lawn to side and planted borders. You will find a garage at the rear of the property with access off Langley Road.

The hallway welcomes you with double doors opening into the lounge on the left and stairs to the first floor. Its worth pointing out this property comes with upvc double glazing and modern central heating (New boiler and radiators installed in 2024) with Hive.

A well proportioned lounge with bow bay window to the front enjoying the pleasant aspect, raised inset fire and connecting door into the dining kitchen. The dining area on the right with a concealed wall mounted boiler and further storage with aspect over the garden and understairs cupboard. Open to the kitchen which offers a wide range of wall and base units finished in white with complimentary worktops, integrated oven, fridge and freezer with space for washing machine. Door and window to the rear.

Making your way upstairs, the landing provides access to principle rooms and built in cupboard.

3 bedrooms in total with two doubles and one single with a 3 piece white bathroom which includes a bath with shower above, wash basin and WC







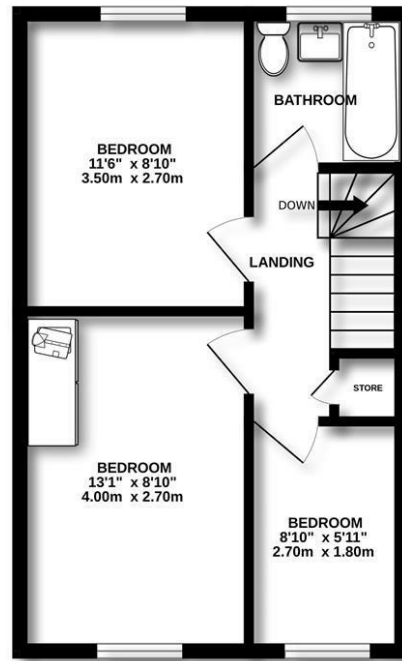
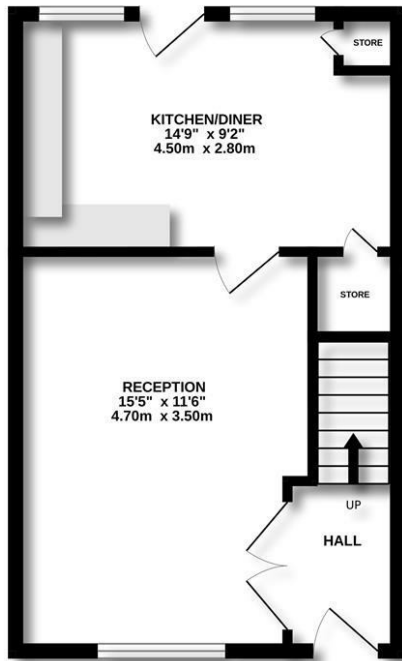
A low maintenance garden enjoys the sunny aspect with patio area, small planter on the right with gated access to the rear and garage with side aspect, electric light and up and over door to the front.



GROUND FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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