

# Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

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Archers Green, Eastham

Price  
£275,000

19518564

**\*\*NO CHAIN\*\*** Wow... this property is superb, offering open plan living with modern fittings and a contemporary finish throughout. Spacious accommodation with a number of extras including downstairs WC, en-suite shower and ample parking with pleasant gardens to the rear.

This former show home offers ample parking to the front with shaped lawn, planters and side entrance opening into the hallway where you will find the downstairs WC on the right, stairs on the left and connecting door into the living accommodation ahead. First impressions are always important and here you will not be disappointed.

The through lounge diner offers well proportioned reception space filled with natural light, enjoying the dual aspect to the front and rear with patio doors opening onto the garden. Immaculately presented with neutral decor, Oak flooring running through and contemporary fire with Oak beam above and connecting door into the kitchen on the left.

The kitchen offers a range of wall and base units with complimentary worktops, space for white goods and integral oven and hob with inset sink with aspect over the garden to the rear and door to side.

Making your way upstairs the landing provides access to principle rooms. Here you will find 3 generous bedrooms with the master benefitting from built in furniture and a superb, contemporary en-suite shower room. Bedroom 2 also has built in wardrobes.

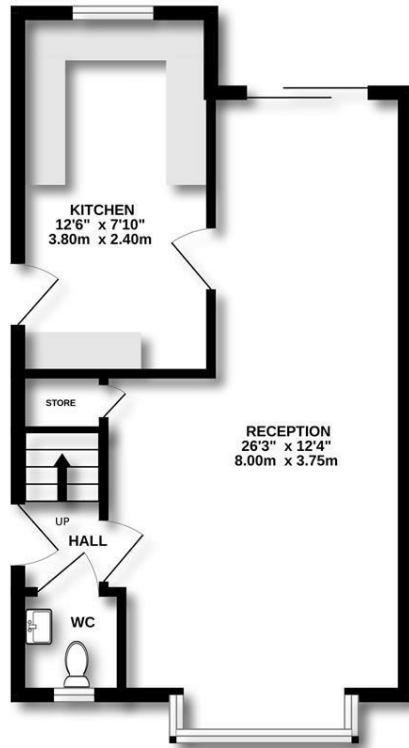
The family bathroom offers a white suite which incorporates a bath, wash basin and WC with complimentary tiling.

A lovely rear garden enjoying the Westerly aspect which has been landscaped offering a patio area to the immediate rear, shaped lawn and mature screen on the right with fence boundaries with access to the side.

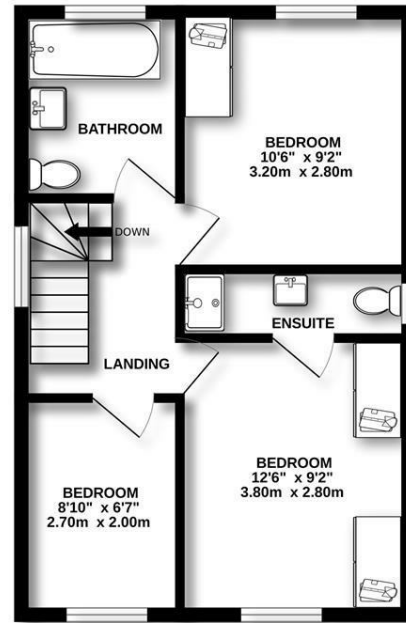




GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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