

Brennan Ayre O'Neill

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Freehold



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Council Tax

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Dibbinsdale Road, Bromborough

Guide Price
£415,000

16547322

****This is a DECEPTIVE DETACHED family home**** Its time to STOP your search and view this property! The accommodation is spacious and offers flexibility with further potential if required. Benefitting from a kitchen extension to the rear and a number of extras. Pleasant gardens enjoying the Southerly aspect to the rear ... Viewing advised to appreciate what's on offer.

This impressive family home is located on Dibbinsdale Road ... the one with the stunning Acer! Setback from the road with parking, front garden and access to the side. The porch leads into the hallway which provides access to principle rooms including stairs to the first floor and the downstairs shower room with WC.

On the right you will find a large through lounge and diner with dual aspect and filled with natural light.

Making your way back through the hallway you have the central sitting / breakfast room with dual aspect and connecting door into the extended kitchen.

A great addition offering well proportioned accommodation offering a wide range of wall and base units with complimentary worktops and space for appliances and space for table and chairs. Filled with natural light and enjoying the aspect over the garden with door to side.

The first floor presents 4 bedrooms in total, three of which are doubles (two offering built in wardrobes) and a generous single.

The spacious family bathroom offers a a 3 piece suite with bath, wash basin and WC with tiled finish and built in cupboard.

The garden is the icing on the cake! Enjoying the Southerly aspect offering a patio area to the immediate rear whilst the majority is laid to lawn with mature borders, pond and 2 x brick built structures, one used as a garden room and the

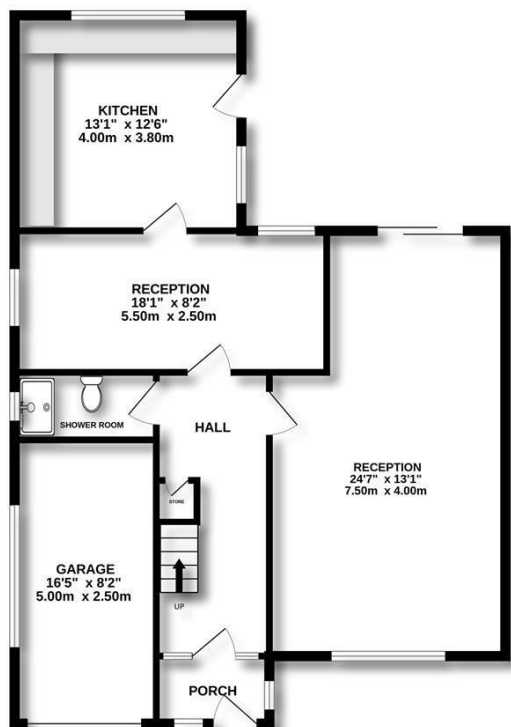




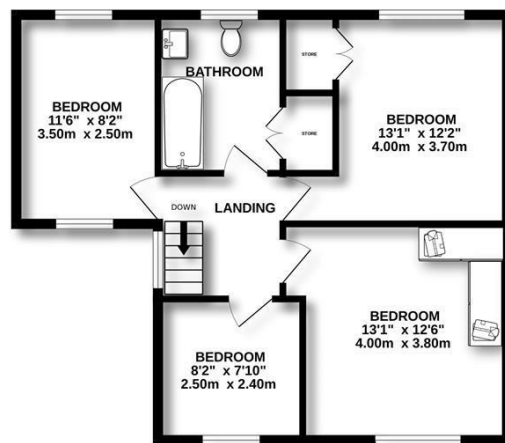
other for storage.

You will also find a single garage with up and over door to the front.

GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 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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