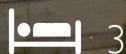


Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



3



1



2



EPC

B



Council Tax

B

Pool Lane, Bromborough Pool

Offers Over
£230,000

****Wooded ASPECT to the rear** & ****FREEHOLD****** Immaculate and spacious with a contemporary finish. A deceptive property which offers a well proportioned lounge, dining kitchen with French doors opening onto the garden and not forgetting the downstairs WC. Upstairs you will find a master suite with shower room, two further bedrooms and the family bathroom. To the front you will find 2 parking spaces and good size garden to the rear which enjoys the open aspect.

Tucked away towards the rear of the development this property offers off road parking for 2 cars to the front with a front entrance and access to the side.

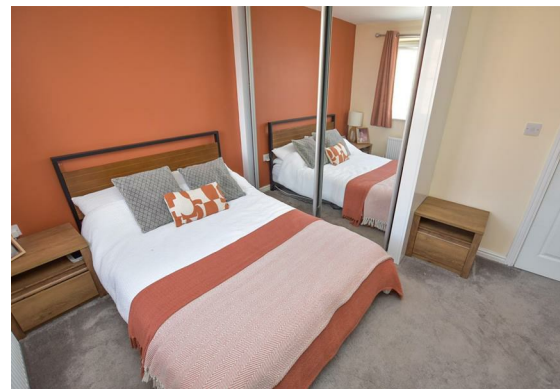
We all know how important first impressions are and here you will not be disappointed. From the hallway we have the all important downstairs WC on the right, stairs and connecting door into the living room which enjoys the aspect to the front filling the room with natural light, neutral decor and storage understairs with connecting door into the dining kitchen.

A great space, spanning the full width of the property enjoying the rear aspect over the garden with French doors off the dining area on the left whilst the kitchen is on the right offering a range of fitted wall and base units incorporating cupboards and drawers finished in white with inset appliances and space for fridge / freezer with contrasting worktops, inset sink below a window overlooking the garden and concealed gas central heating boiler.

Making your way upstairs a spacious landing provides access to principal rooms and storage.

3 bedrooms in total with the master benefitting from built in cupboard and contemporary en-suite shower room. The bathroom offers a 3 piece suite with WC, wash basin and bath with shower above, chrome fittings and part tiled walls.



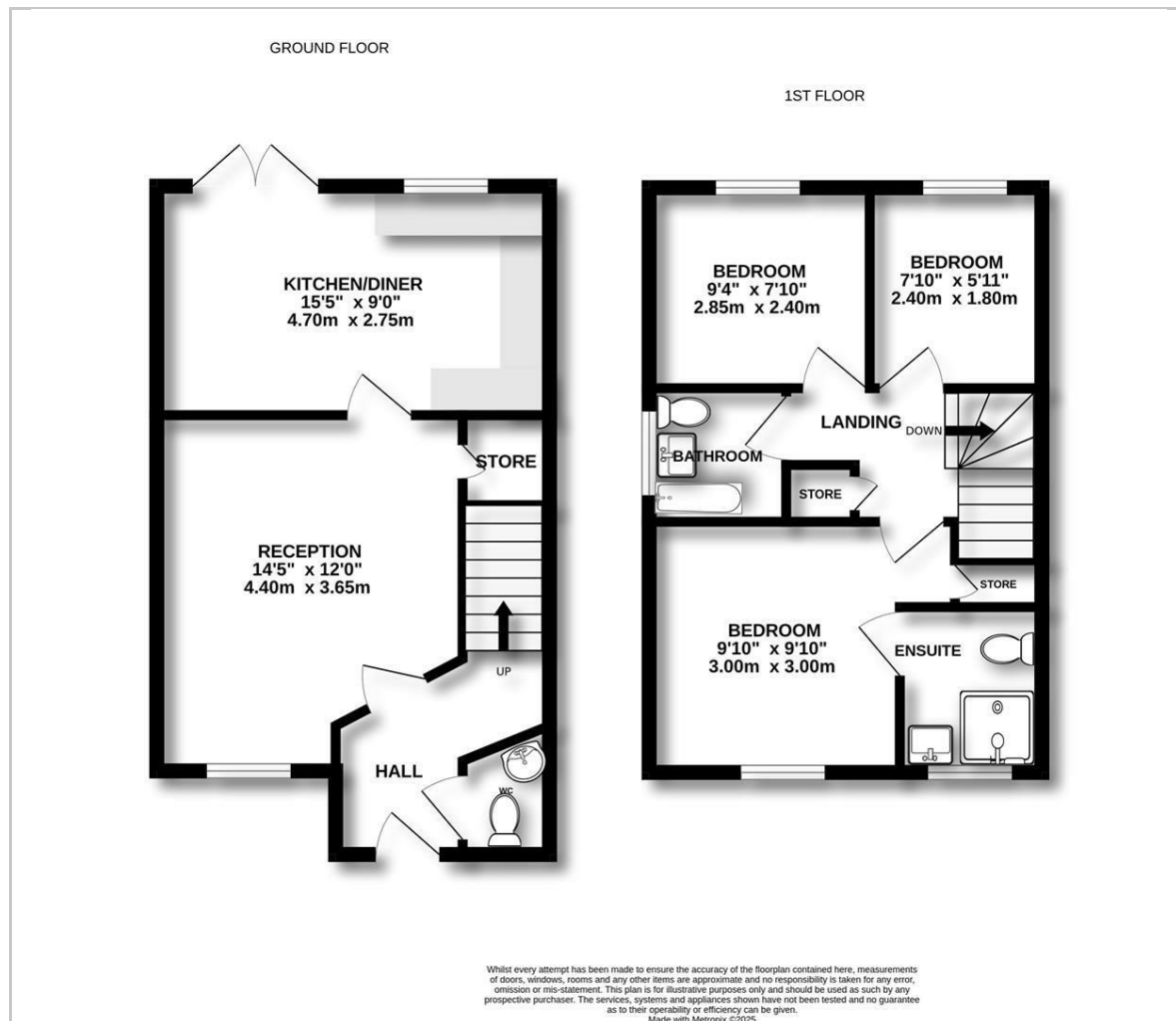


The good size garden enjoying the South Easterly aspect with patio area off the dining area whilst the majority is laid to lawn with further patio area to the rear with fence boundaries and wooded aspect to the rear.

£150 paid annually to the estate maintenance company



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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
www.b-a-o.com



19451906