

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



3



2



1

EPC



C

Council Tax



C

Winfrith Drive, Spital

Guide Price
£319,950

This property is ready and waiting having undergone a scheme of works completed by the current owner. Well positioned at the head of the close with ample off road parking and easy access to amenities. Bright and spacious with a thought living diner with French doors opening onto the garden and contemporary kitchen. Whilst upstairs offers 3 bedrooms and a modern 4 piece bathroom. You also have a garage and a landscaped garden

Its worth noting the current owner had plans drawn up and passed for a single story extension measuring approximately 3m x 3m.

Approach

As you approach this property you will appreciate its set back with ample off road parking, front garden and access to the side with a central entrance with porch leading into the living space.

Reception Space

First you will find a well proportioned through lounge and diner with aspect over the front and rear with French doors. The current owner has paid attention to the detail with solid internal timber doors and glazed sections allow light to flow through, inset gas burner with Oak beam above and enclosed staircase with storage below. The kitchen can be found off the dining area and offers a range of wall and base units incorporating cupboards and drawers with inset sink overlooking the rear garden, space for freestanding appliances with inset sink and plumbing for dish washer with part tiled walls and contrasting worktops finish it off. Door to rear.

Making your way upstairs

The turned staircase leads you to the landing with access to all rooms.

Bedrooms

3 bedrooms in total, two of which are doubles and a generous single which offers built in wardrobes.





Family Bathroom

A stunning bathroom which has been fully refurbished to incorporate a four piece white suite including a corner walk-in shower, separate bath, floating wash basin and WC with towel rail.

Garden

The icing on the cake! A low maintenance garden with patio area off the kitchen and reception with raised AstroTurf lawn and covered seating area allowing you to enjoy the garden into the evening.

Gated access to the front with built in storage and garage located to the front with up and over door.



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 firms 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

