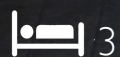


# Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



3



2



1



EPC



Council Tax

## Craigleigh Grove, Eastham

Guide Price  
£209,950

19616287

**\*\*NO CHAIN\*\*** This semi detached family home is well positioned on the left hand side of Craigleigh Grove enjoying the SOUTHERLY aspect to the rear with off road parking to the front. The EXTENDED accommodation includes a separate dining room to the front, through lounge to the rear, fitted kitchen and downstairs WC.

Upstairs you will find 3 bedrooms and a shower room. Whilst to the rear you have large garden which is mainly laid to lawn but offers patio area, garage and planted borders with a mature screen to the rear. This property offers huge potential and will benefit from some upgrading to make your own, that said it does offer gas central heating and double glazing. A must see to appreciate the potential.

A recessed porch leads into the hallway which provides access to principal rooms including the understairs WC, cloaks cupboard and stairs to the upper floor.

The separate dining room has a front aspect with bay window allowing natural light to pour in. Whilst the extended lounge enjoys the aspect over the rear garden with French doors. Finally on the ground floor you have the extended kitchen which offers a range of units with space for appliances, aspect to the rear and door to side. You will also find the wall mounted gas boiler.

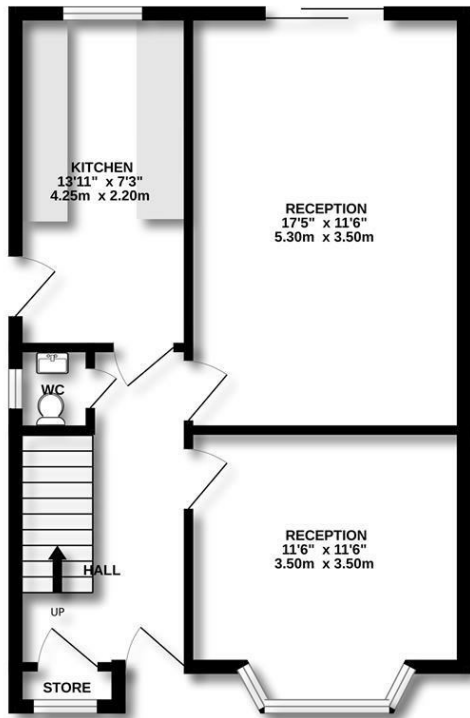
Making your way upstairs you have a bright landing with a picture window to the side and access to all rooms which includes 3 bedrooms and toilet/ shower room.

This property comes with a superb mature garden enjoying the Southerly aspect. Mainly laid to lawn with planted borders, fruit trees and access to the side with garage. Huge potential to create you perfect garden, vegetable patch or even add a garden room/ cabin... plenty of space.

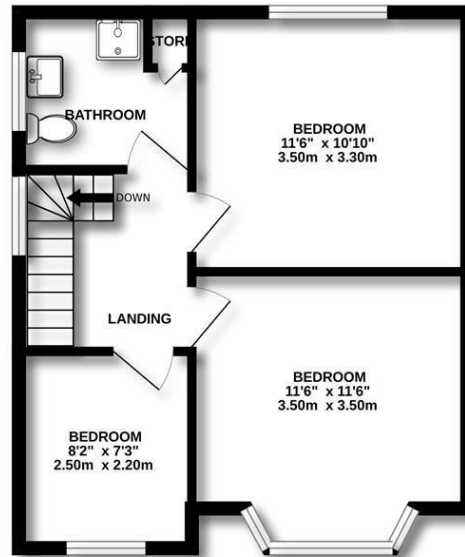




GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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.  
Made with Metropix ©2025



## 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**

Estate Agents | Surveyors | Property Managers

12 High Street, Bromborough, Wirral, CH62 7HA

Tel: 0151 343 9060

Email: [Bromborough@b-a-o.com](mailto:Bromborough@b-a-o.com)

[www.b-a-o.com](http://www.b-a-o.com)



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.

19616287

