

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Freehold



4



4



2



EPC

B



Council Tax

F

Plymyard Avenue, Bromborough

Guide Price  
£439,950



**\*\*FAMILY HOME with EXTRAS\*\*** This property has a lot to give, with over 1900 sqft, this is one you need to see to appreciate. Sitting on a corner plot with ample parking, gardens and enjoying the sunny aspect which allows you to benefit from Solar panels. Inside the accommodation has been extended to provide flexible family living with 4 reception areas, a huge master suite with a move in ready finish. I must also point out the good EPC rating of BAND B.

This imposing family home is well positioned on the corner of Woodlea Close and Plymyard Avenue, enjoying the corner plot which provides parking and gardens. The front entrance is centrally positioned, opening into the hallway with the all important downstairs WC on the right hand side and connecting door into the living accommodation.

It is worth noting, you will find throughout this property, a range of contemporary mirrors and glazed panels. These are in fact electric heaters which allow you to heat which ever room you want whilst making the most of the solar panels.

From here you have the main lounge, with the benefit of being extended to the front which has created a well proportioned reception room, filled with natural light, neutral finish and fireplace with opening leading into the dining area. On the right of the lounge you will find the stairs to the first floor with a bespoke solid wood and glazed balustrade.

From the dining room you will appreciate the size of this property, centrally positioned with the conservatory ahead which overlooks the garden with door opening onto the patio, kitchen on the right and utility on the left. You will also find the separate sitting room which forms part of the extension and offers another well proportioned room which overlooks the front.







The kitchen offers a range of wall and base units with complimentary worktops with space for a range cooker, white goods including plumbing for washing machine and dishwasher. Dual aspect over the garden to the rear, door to side and connecting door into the garage.

The garage has a roller shutter door to the front and houses the gas central heating boiler and meters with side access.

Making your way upstairs the landing provides access to principle rooms and built in cupboard.



Wow... this is a huge master suite filled with natural light and offering a spacious dressing / lounge area with built in wardrobes and furniture which opens into the bedroom with further built in furniture over the bed, walk in wardrobe and a modern, spacious en-suite shower room.

You will find 3 further bedrooms, two of which are doubles and one generous single.

A contemporary family bathroom with a white suite which includes P shaped bath with shower above, wash basin and WC with tiled walls and chrome fittings.

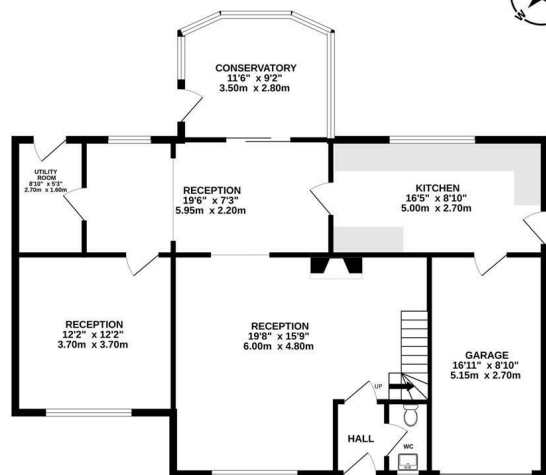
The garden to the rear is private with multiple points of access via the kitchen, conservatory or utility. A paved patio on the right hand side which provides a secluded seating area, whilst the majority is laid to lawn with pathway continuing across the rear. On the left hand side you will find a further patio with space for shed / storage, bins and gated access to the front and brick boundary walls enclose the garden.

The solar panels are owned and benefit from battery storage which allows the property to store energy during the day which can be used when required. Further details can be provided on request.

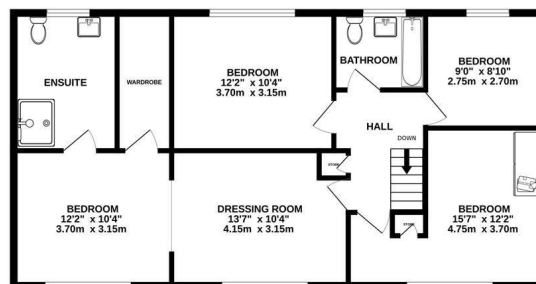




GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR  
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 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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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)



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