

# Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

E

Grove Road, Wallasey

Guide Price  
£459,000

19557156



An impressive FOUR bedroomed detached house for all sorts of reasons; one, for the future, is the conversion of what is a particularly spacious loft area (ladder in situ for you) for conversion into two further bedrooms/ en suite etc....

Then, at ground level, take a look at the most charming and welcoming hallway...then imagine Christmas, if you dare. It's beautiful.

For 'Bests' step into the front living room, a nicely proportioned, square reception room (note the two contemporary up ended radiators either side of a modern fireplace); then move into the 'hub' of the house.

This is a great room, easily large enough for a settee and dining table adjacent to the breakfast bar, which separates this entertaining area from the main kitchen. Open plan, convivial, practical and especially given there's a separate utility room, this is a well planned family room.

For additional entertainment, open the double doors to the conservatory, (pool table not included), but you get the idea. That leaves the adults to meander down to Jack's Sports Bar at the bottom of the garden and back in time for dinner, or at least once the golf is over....

Altogether a fab' family home

Up at first floor are four bedrooms as you can see. All great rooms, and room enough on the landing to take the loft conversion stairs to the very top - for when you're ready.

And another striking room, arguably the most striking depending on how much time you like to prepare yourself for a night out, is the bathroom. It's luxurious and that's not just for its size. It's a beauty.



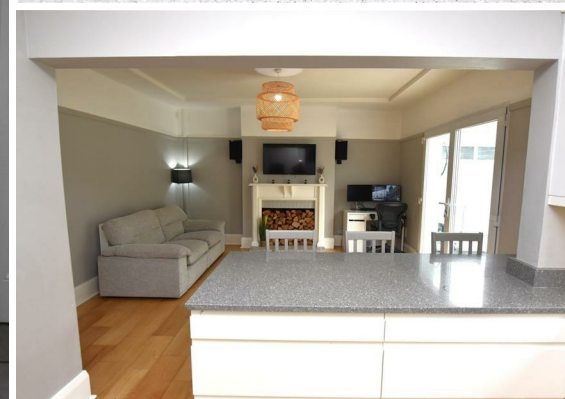




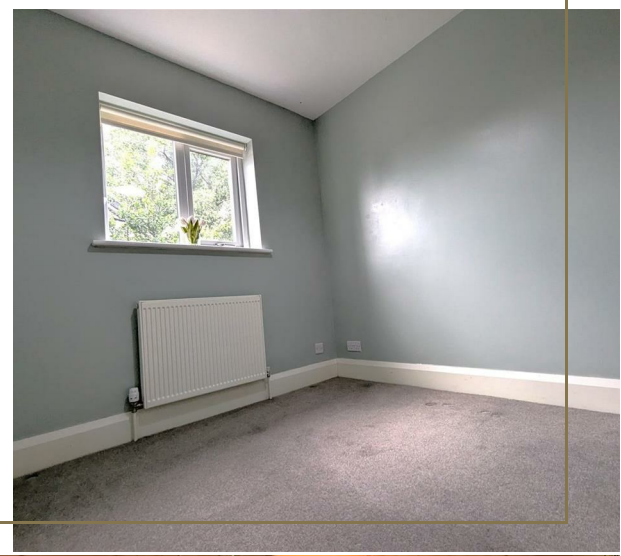
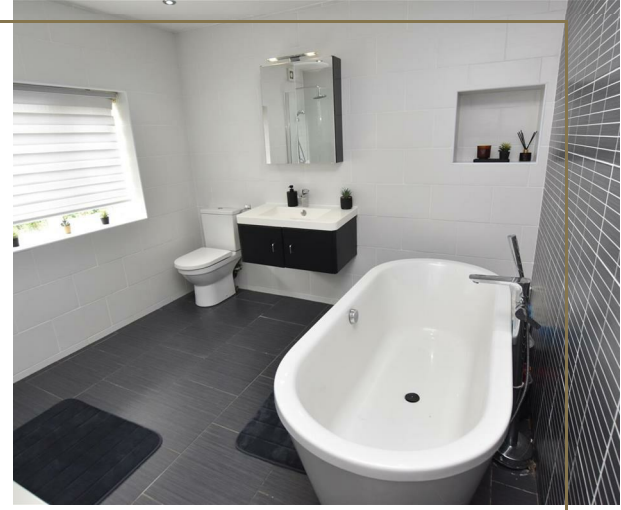
So last but by no means least is the outside to this family home. And to a comment for the electric gates and the vast amount of block paved parking behind that gate. To the side is an outhouse, and then to the rear is a maintenance free garden with faux lawn (more time to watch or play snooker) and an extensive patio for the BBQ. As we said, a great all round family house.

#### Location

A great spot, convenient to the village, to the trains, to the motorway, to the prom. For directions please Sat Nav: CH45 0JF





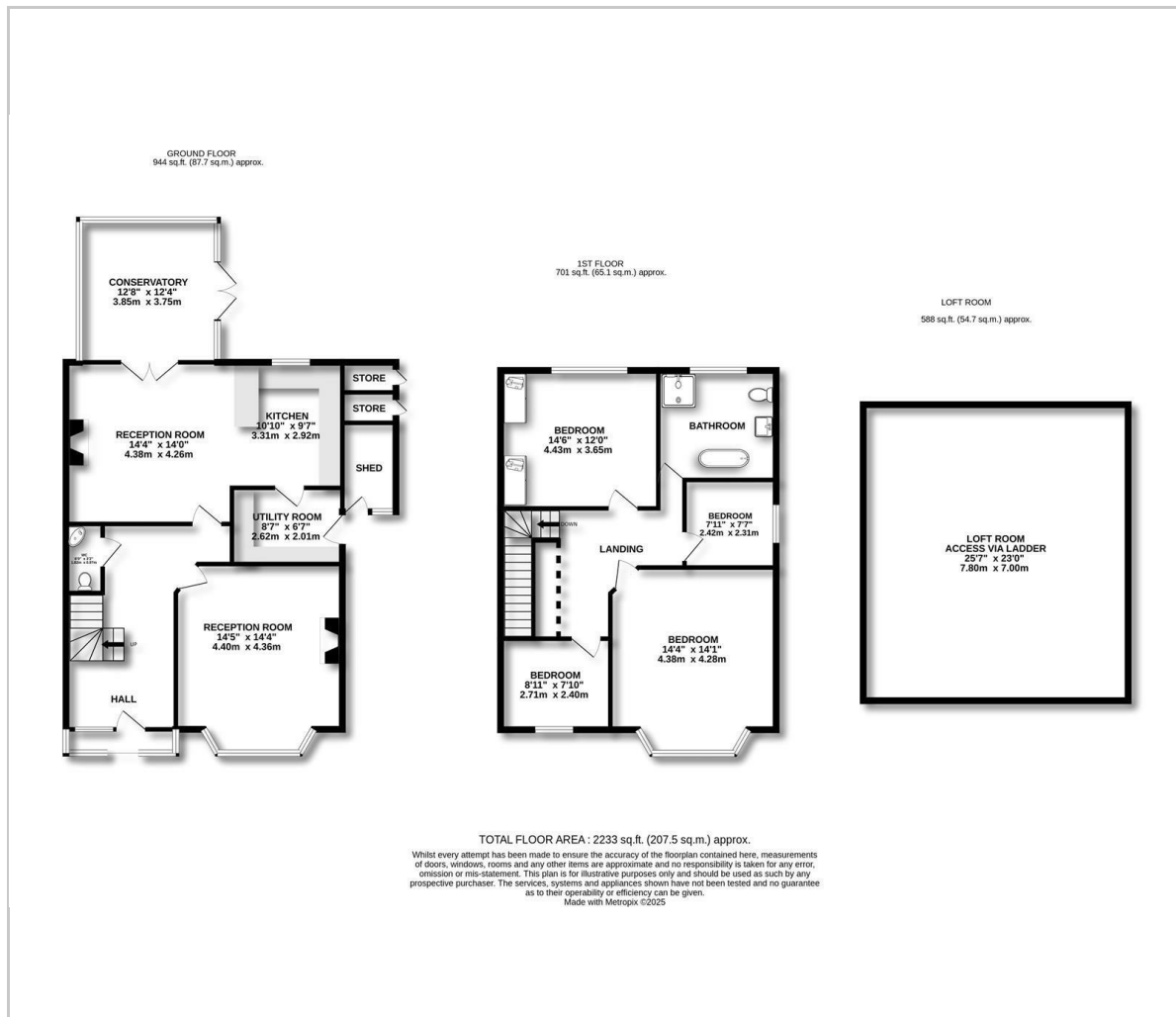








## Floor Plan



## Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

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**Brennan Ayre O'Neill**

Estate Agents | Surveyors | Property Managers

377 Woodchurch Road, Prenton, Wirral,

Tel: 0151 608 8586

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

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



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