



## Brackley Close, Wallasey, Wirral CH44 3EJ

- Impressive Three Bedroom Semi Detached Family Home
- Generous Corner Plot in the Popular Area of Wallasey
- Three Bedrooms and a Three Piece Family Bathroom
- Wrap Around Gardens Designed for Ease of Maintenance
- Immaculately Presented and Updated Living Accommodation
- Well Proportioned Open Plan Living Kitchen Dining Room
- Off Road Parking and Detached Garage/Garden Room
- Close to Amenities, Transport Links and Excellent Schools



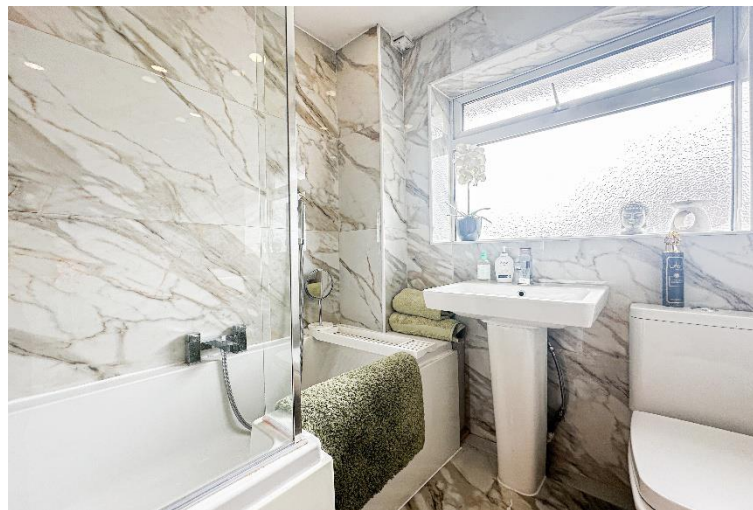
Guide Price £300,000 - £350,000















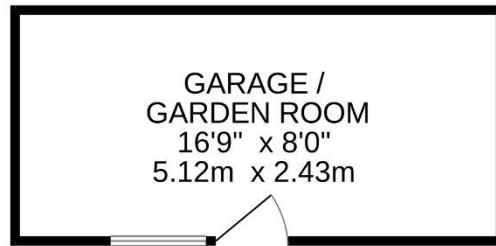


## **Description**

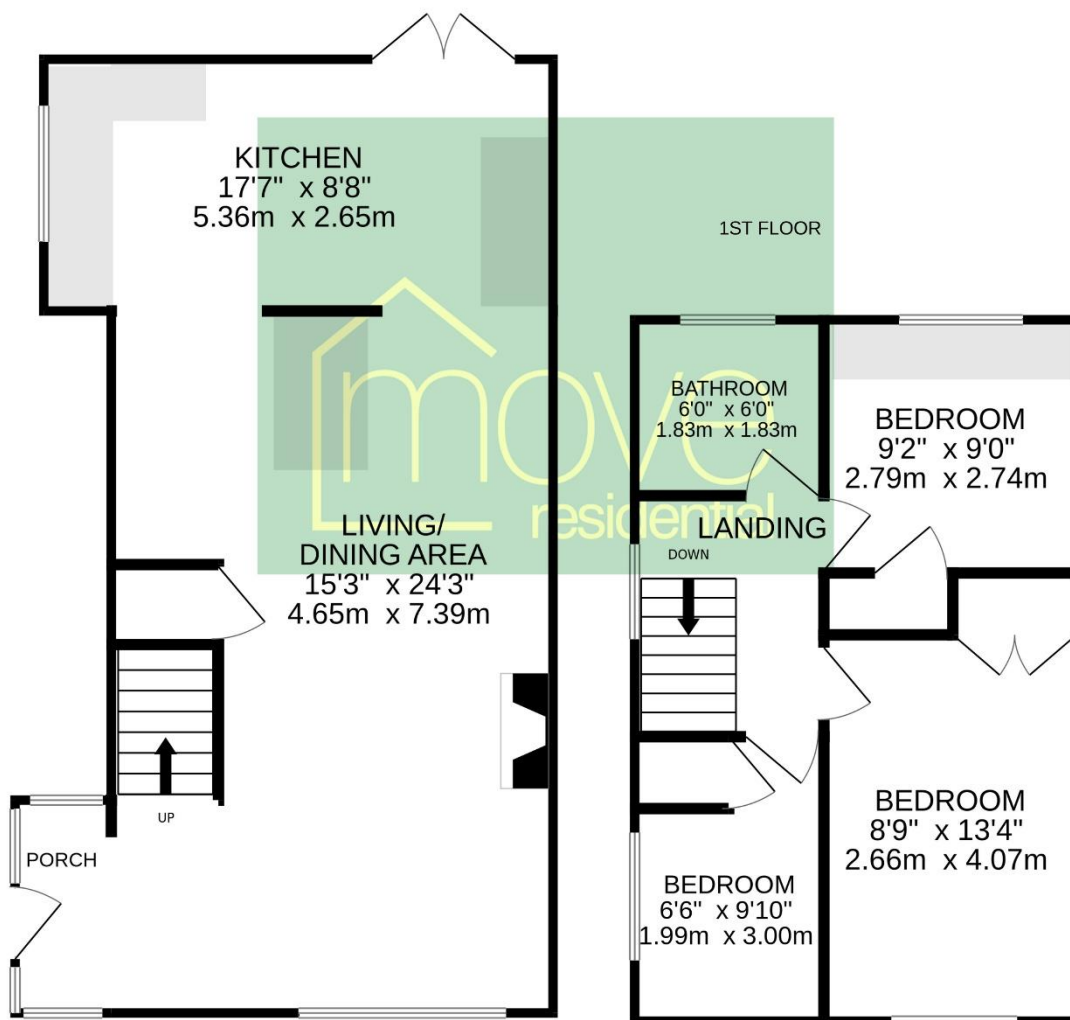
This impressive three bedroom semi detached home occupies a generous corner plot in the highly sought after area of Wallasey. Beautifully presented throughout and offering stylish, open plan living, this property perfectly blends modern design with comfort and practicality. From the moment you step inside, the sense of space and light is immediately apparent, making this a home that truly needs to be seen to be appreciated.

The ground floor enjoys a stunning open plan layout, thoughtfully designed for contemporary family life. The inviting lounge area features a cosy media wall, creating a warm and welcoming space to relax. Flowing effortlessly into the dining area and well appointed kitchen, the layout encourages easy entertaining and everyday convenience. Patio doors open directly onto the rear garden, filling the room with natural light and providing a seamless transition between indoor and outdoor living. Upstairs, there are three generously sized bedrooms, each beautifully presented and filled with natural light, along with a modern three piece family bathroom.

The property further benefits from a driveway providing off road parking and a detached garage/garden room a versatile room which could be also be used as a home office or studio. Outside, the wrap around gardens have been designed for ease of maintenance, featuring artificial lawn and attractive patio areas that enjoy a sunny aspect, perfect for summer evenings and family gatherings. Located in a prime area with excellent transport links to Liverpool and across the Wirral, this property is close to highly regarded schools and a range of local amenities. A wonderful opportunity to purchase a truly special home, early viewing is strongly advised.



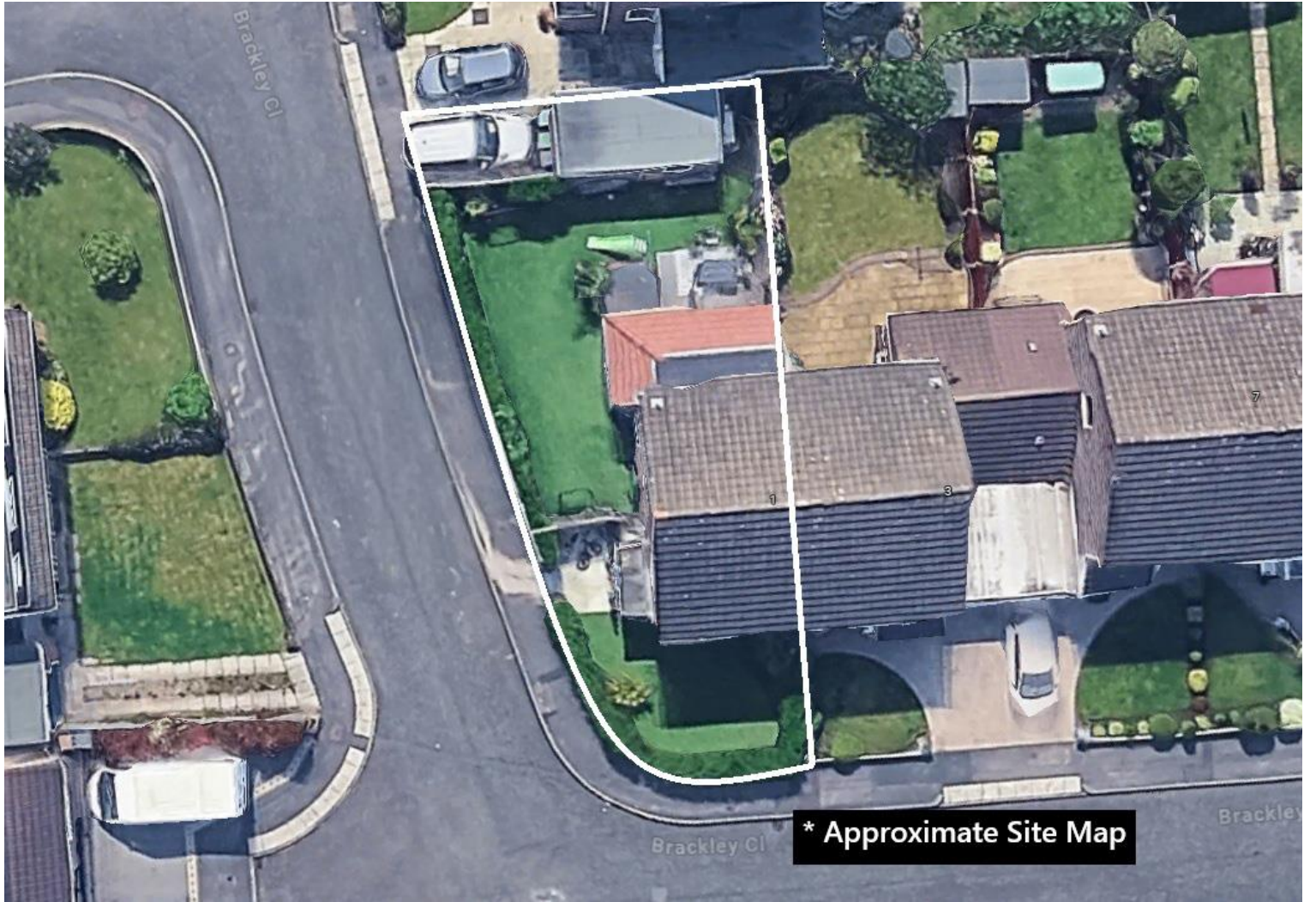
GROUND FLOOR



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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\* Approximate Site Map

## **EPC Summary**

Awaiting Certificate

### **Additional Information**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.