

Spital Road, Bromborough

Guide Price **£695,000**

Brennan Ayre O'Neill

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A sunning example of a detached Victorian family home ideal for large families or multi-generational use. With its soaring ceilings, wealth of original detailing and copious amounts of space, this exceptional residence offers timeless elegance combined with some modern comfort but still allowing your yo add your own touch! Arranged over three generous floors, the property has been well loved for many years, carefully preserving its period charm while providing bright, versatile and spacious accommodation throughout.

Enjoying a prime position opposite Brotherton Park, this impressive home is ideally located for local amenities within walking distance to Bromborough Village and The Croft Business Park not forgetting the highly regarded schools and excellent transport links. Sitting centrally on the plot with ample parking on the right hand side whilst beautiful gardens can be found on the other 3 sides with mature screen to the front with brotherton Park beyond.

The primary entrance welcomes you into the large vestibule before opening into the superb hallway which immediately sets the tone for what to expect from the home.

High ceilings, period detail and natural light. The impressive entrance hall features a grand staircase with solid newel posts and balustrade rising to the upper floors. Original features have been lovingly retained with large timber doors leading into the principal rooms.

The property offers an exceptional array of reception space all generous in size including a separate sitting room with a deep bay window to the front allowing natural light to pour in and enjoys the wooded aspect - I have to mentioned the current owner has a bird table close by and has frequent visits from the local Woodpecker... which I`ve seen!

On the left hand side you will find a through lounge which spans the full length of the property and enjoys the dual aspect with large window to the front and patio doors to the rear - this coom could easily be divided again to offer 2 individual rooms because it already offers 2 separate doors back into the hallway.

Finally, the dining / breakfast room which can be found to the rear of the property offering another well proportioned space and opens to the kitchen. Here you will find the enclosed gas central heating boiler.















The kitchen offers a comprehensive range of wall and base units with integrated appliances including the eye level oven, complimentary Granite worktops and aspect to the side. You will find the white goods in the utility, which is located at the rear of the property and provides access onto the garden.

The ground floor is completed with the all important shower room offering a contemporary suit with walk-in shower, WC and wash basin for added convenience.

Making your way to the first floor the landing provides access to 3 generous double bedrooms, each enjoying high ceilings and individual character with the principal bedroom having access to the huge family bathroom. You also have a separate WC for added convenience.

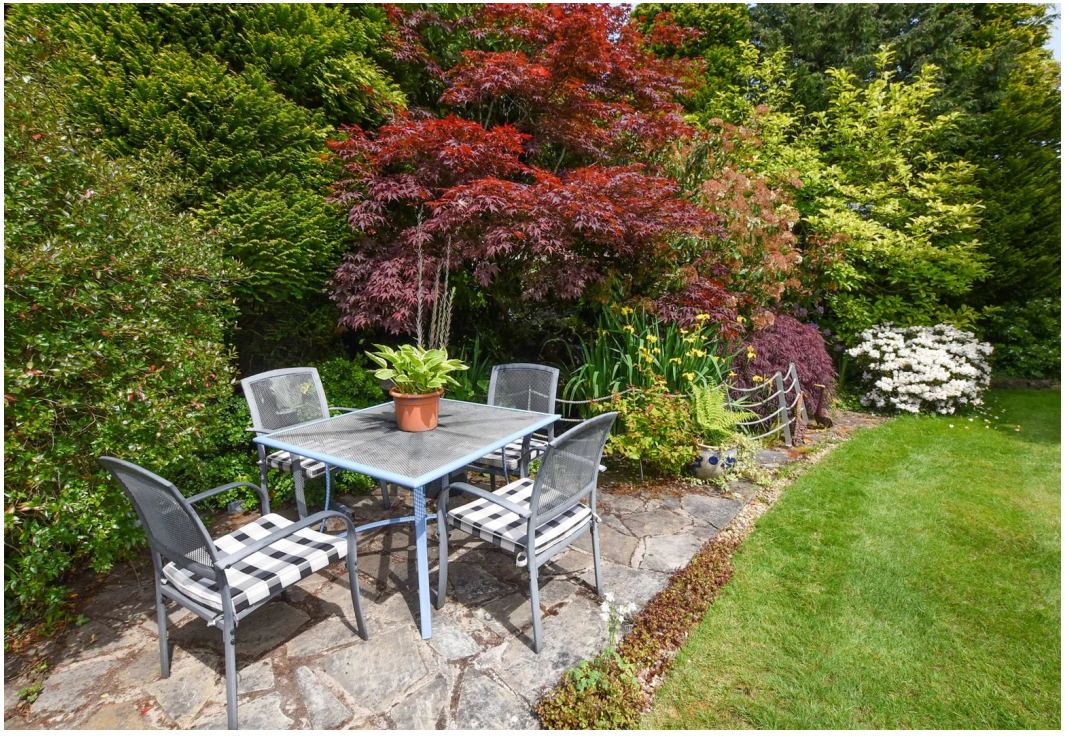
The second floor presents three additional rooms and store room. This is an area which offers flexibility and could be 3 bedrooms or a couple of bedrooms and reception space, ideal for teenagers, extended family or working from home. The rooms feature sloping ceilings whilst the front-facing room provides access to a covered balcony. Finally you will find a walk in cupboard.

One of the USPs has to be the gardens, well established and beautifully maintained. Mainly laid to lawn with deep mature borders. providing multiple seating areas with a hidden pond and water feature and a covered timber pergola which links to the potting shed / workshop. The defined pathways continue with the arched covered area which forms part of the large garage with up and over door to the front, side access, electric light and power - this is an area which will appeal for the hobby enthusiast, those looking to create further living accommodation or annex.







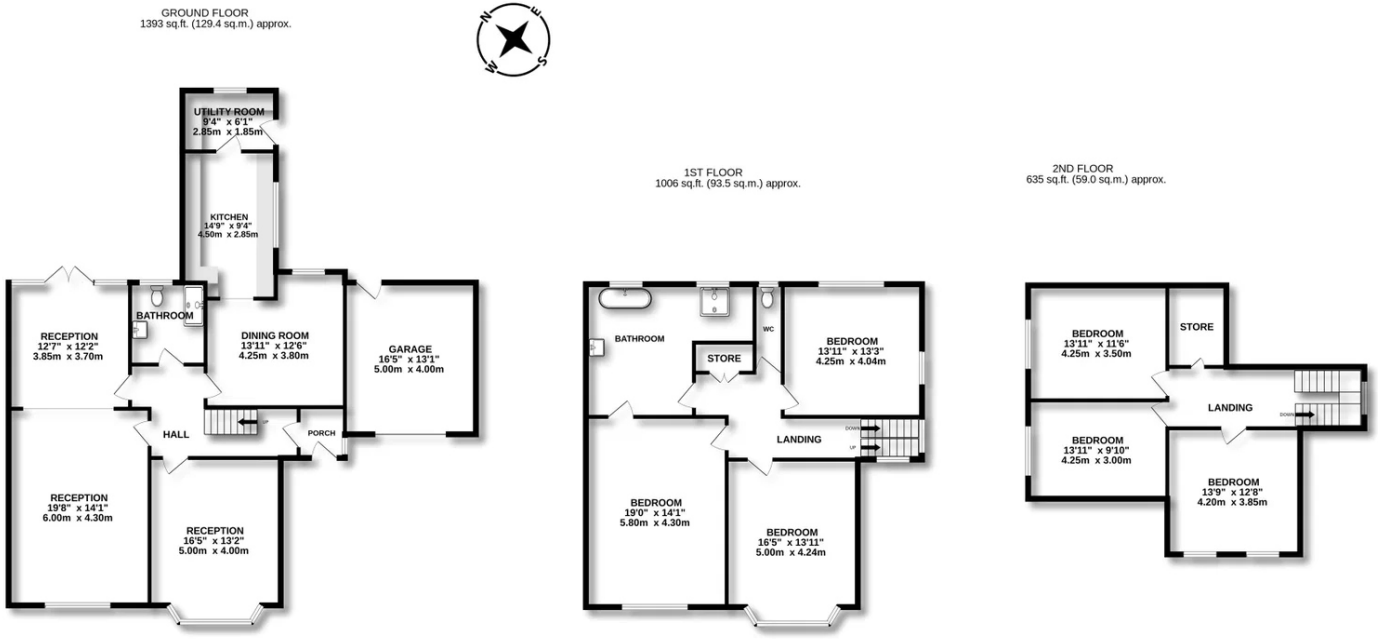












TOTAL FLOOR AREA : 3034 sq.ft. (281.9 sq.m.) approx.

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