

# Brennan Ayre O'Neill

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**Poulton Royd Drive, Spital**  
Wirral

Guide Price  
**£309,995**



Nestled in the ever-popular area of Spital, this beautifully refurbished three-bedroom semi-detached property offers modern living. Finished to an exceptional standard throughout, the home boasts a bright and contemporary interior, thoughtfully designed spaces, and the added benefit of a converted garage, ideal as an office, playroom, or additional reception room.

Upon entering, you are greeted by neutral tones and complimentary flooring, the porch offers access to the reception space (former garage) with stairs to the first floor and access to principal rooms. The front lounge is well proportioned and filled with natural light with a modern fireplace.

To the rear, you will find the dining area with French doors opening onto the garden with connecting door into the kitchen...

The impressive modern kitchen boasts sleek wall and base units, ample worktop space and integrated appliances.

Upstairs, you will find three well proportioned bedrooms, each freshly decorated, complimentary flooring with the two larger having fitted furniture. The contemporary shower room features a walk-in shower, wash basin and WC with complimentary tiled walls.

The rear garden is split with paved patio and lawned area, ideal for outdoor dining, entertaining, or simply relaxing. The front of the property offers a driveway for off-road parking.

Conveniently located for excellent transport links with Spital train station, M53 motorway close by, popular schools and a range of shops and amenities. This superb home is move-in ready and ideal for families, professionals, or buyers seeking a stylish modern property in a prime location.

**Tenure:** Freehold









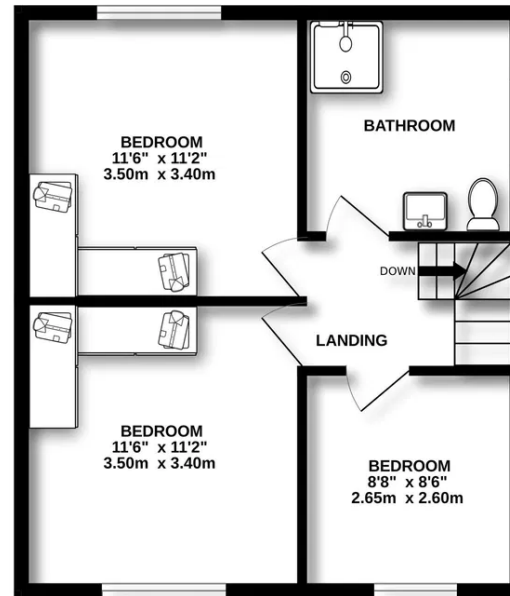
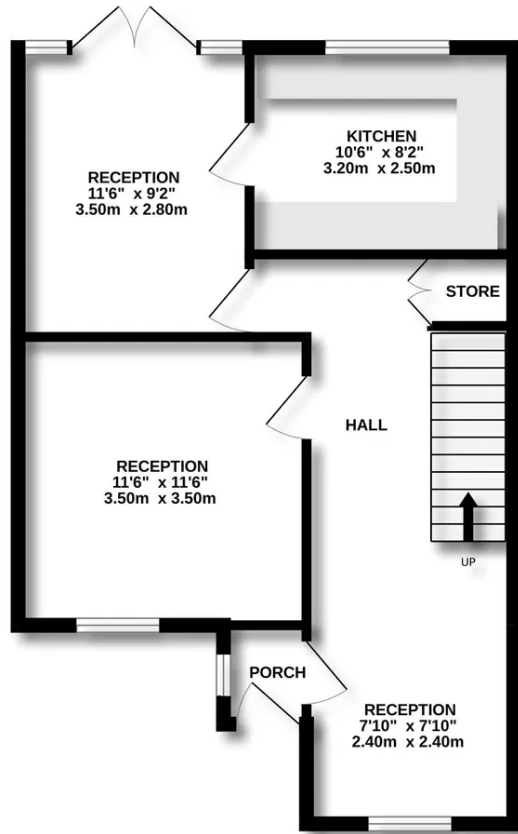




GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 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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