

Brennan Ayre O'Neill

Brennan  
Ayre  
O'Neill  
Sale  
com

Freehold



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EPC



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Council Tax

Acres Road, Bebington

Guide Price  
£275,000



**\*\*STOP YOUR SEARCH\*\*** This could be just the one you are looking for! Having undergone a full refurbishment in recent years and offering EXTENDED accommodation which provides superb living and entertaining space with aspect over the rear garden. Benefiting from a number of extras including utility, additional downstairs shower and garage. Recently re-decorated and move in ready! NO CHAIN

### Approach

Well positioned on Acres Road, set back with ample off-road parking to the front, 2 lawns and access to the side. Threshold with uPVC door opening into:

### The Accommodation

We all know how important first impressions are and here you will not be disappointed! Laminate flooring runs underfoot which continues into the kitchen ahead where you will see the large glazed window overlooking the garden. The stairs to first-floor are on the right and reception room on the left. A contemporary finish throughout having been recently decorated.

### Separate Lounge

A welcoming reception room with a contemporary finish, filled with natural light enjoying the aspect to the front.

### The USP

Looking for a large family space ideal for entertaining? Look no further!

This part of the property opens up to the extension to the rear with its vaulted ceiling and sky lights offering a wealth of accommodation... Starting with the Kitchen on the right which offers a range of wall and base units with complimentary worktops, integral oven, hob and dishwasher with space for fridge freezer, inset sink and breakfast bar which opens into the seating and dining areas with French doors opening onto the garden.







### Utility

Forming part of the extension you have a spacious utility with a range of matching units, concealed gas central heating boiler and plumbing for washing machine. Door and window to the rear.

### Downstairs Shower

A great addition, not only a downstairs WC but also offering a shower.

### Making your way upstairs

The landing provides access to all rooms.



### Bedrooms

3 Bedrooms in total, two of which are doubles and one single.

### Bathroom

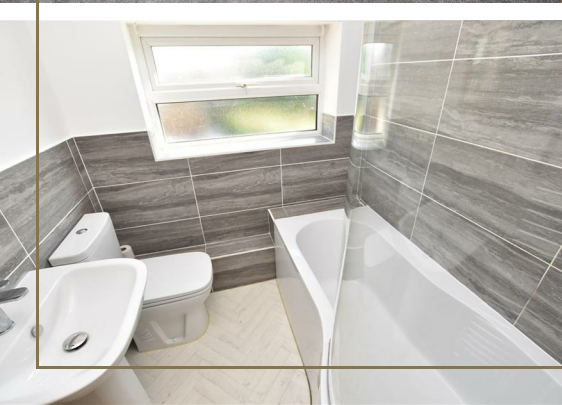
A contemporary finish with white suite comprising bath with shower above, wash basin and WC with contrasting tiled walls.

### Garden

A good size garden with paved path to the immediate rear stepping up to the lawn and patio to the rear with potential for raised beds with fence and conifer boundary.

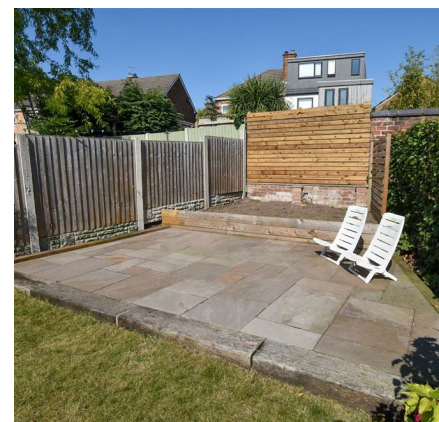
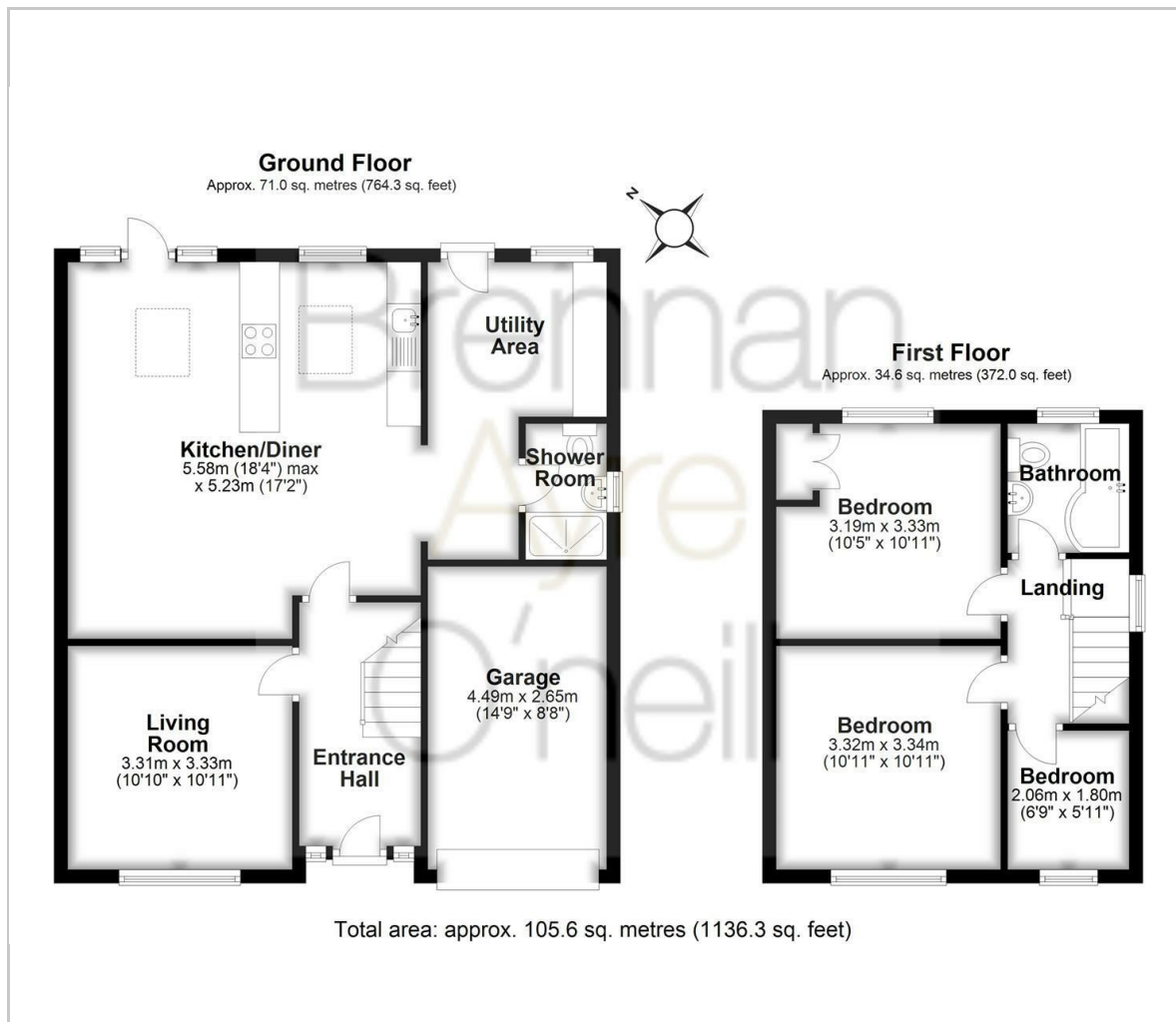
### Garage

With up and over door to front, electric light and power.





## Floor Plan



## 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.

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