

Brennan Ayre O'Neill

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Freehold



3



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3



EPC

B



Council Tax

C

Tellets Hey, Bromborough

Guide Price  
£270,000

19547880



Deceptively spacious with a contemporary finish. A lovely home, ideal for downsizers, professionals or young families. This property offers a well proportioned lounge, dining kitchen with French doors opening onto the garden and not forgetting the downstairs WC. Upstairs you will find 3 generous bedrooms one with ensuite and a white bathroom. To the front you will find 2 parking spaces with good size, landscaped garden to the rear. We strongly recommend arranging a viewing.

This property can be found on the left hand side of Tellets Hey with off road parking for 2 cars, path leading to the front entrance and access to the side.

From the hallway we have the all important downstairs WC on the right, and connecting door into the well proportioned living room with aspect to the front, stairs to first floor and open to the dining kitchen.

A great space, spanning the full width of the property enjoying the rear aspect over the garden with French doors off the dining area on the left whilst the kitchen is on the right offering a range of fitted wall and base units incorporating cupboards and drawers finished in Grey with inset appliances, contrasting worktops, inset sink below a window overlooking the garden and concealed boiler.

A spacious landing provides access to principle rooms and storage.

3 generous bedrooms in total with the larger benefitting from the en-suite shower room.

The bathroom offers a 3 piece suite with WC, wash basin and bath with shower above, chrome fittings and part tiled walls.

Wow. The rear garden has been recently landscaped and presents a lovely well thought through space which becomes an extension of the living space. Patio area to the immediate rear







whilst the majority is laid to lawn with raised planter on the left whilst a stepping stone path leads to another patio area with fence boundaries and gated access to the side.

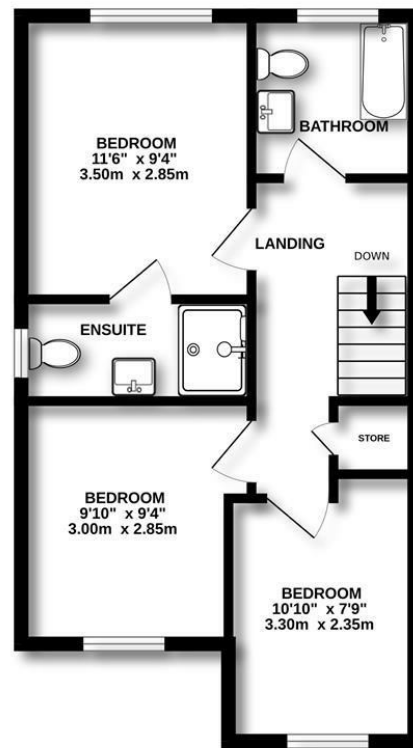
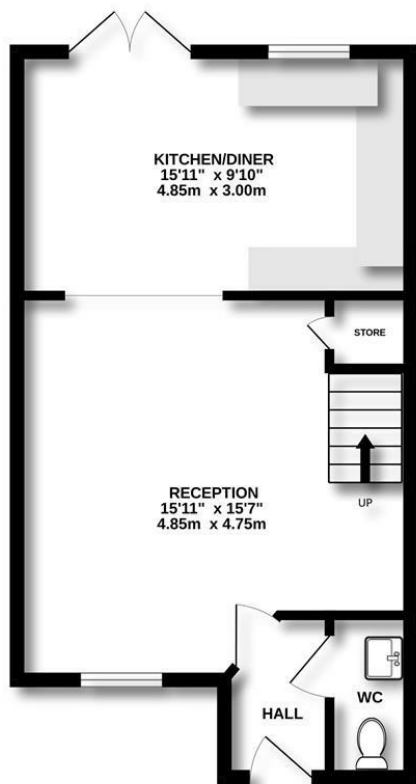




GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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## 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.

**Brennan Ayre O'Neill**

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