

Brennan Ayre O'Neill

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Freehold



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Council Tax

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The Rake, Bromborough

Price
£185,000

19570077

If you are looking for character and charm combined with modern fittings, look no further! This period cottage offers this and more! Benefitting from a through lounge and diner with solid fuel burner and kitchen off whilst upstairs enjoys 2 bedrooms and a modern bathroom whilst outside to the rear we have two decked areas and lawn. ****Viewing advised****

A charming cottage set within walking distance of Bromborough Village with off road parking to the front, garden and stone finished path leading to the stepped front entrance. A upvc door opens into the vestibule which connects to the hallway where you will find the stairs to the first floor ahead and connecting door into the living area on the left.

A superb room, filled with natural light and enjoying a contemporary finish. You enter into the dining area with front aspect, chimney breast with decorative inset and open to the lounge which widens to the rear with 2 windows looking out onto the garden, feature fire with solid fuel burner and brick inset and connecting door into the kitchen which is positioned at the rear of the property. Offering a range of wall and base units incorporating cupboard's and drawers with contrasting worktops, space for freestanding cooking range, fridge freezer and plumbing for washing machine with inset sink and dual aspect over the garden with door.

Making your way upstairs

The landing gives access to all rooms which includes 2 bedrooms with the larger positioned at the front with built in wardrobes whilst the second overlooks the rear.

A good size bathroom with a 3 piece suite finished in white with bath and shower above, wash basin with vanity unit below and WC, with chrome towel rail, built in cupboard housing the modern gas central heating boiler.



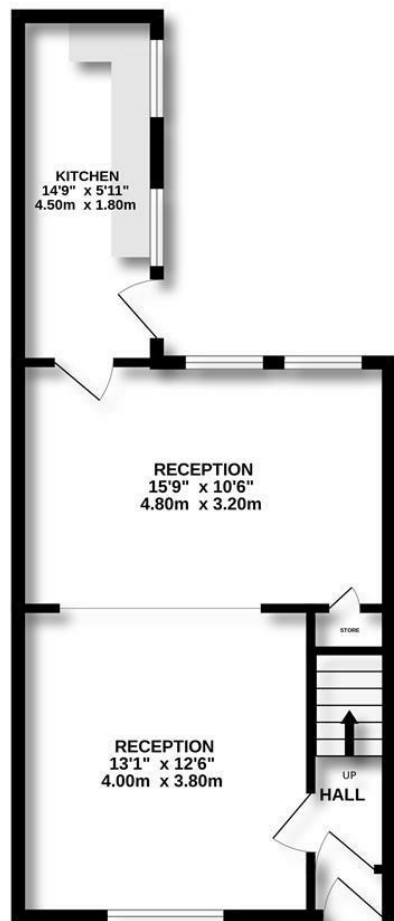


You get more than you expect here. The the immediate rear you have a private patio, seating area with space for a shed and gated access with fence boundaries.

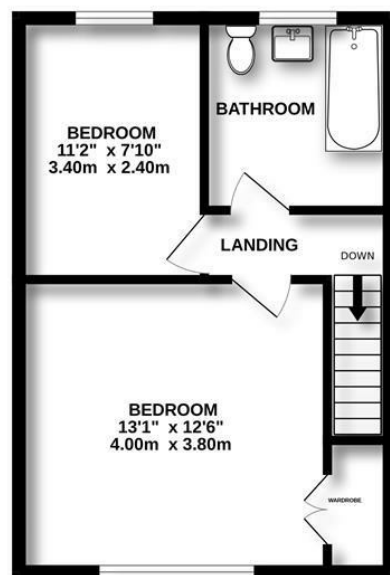
Please note this property is designated in a surface water risk area. The previous owners did install flood doors as a precaution.



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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.

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