

Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

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Philips Lane, Great Sutton

Price

£259,995

19555426

This property has so much to offer having the benefit of a 2 story side extension which adds a 4th bedroom, 2nd shower room on the first floor and a utility and WC on the ground floor. You also have a modern fitted kitchen with 2 receptions with a good size family garden to the rear and parking to the front with integral garage. Viewing advised to appreciate the accommodation.

Set back from the road with off road parking, with lawn to side and access to garage.

The front door opens into the hallway which gives access to principle rooms including stairs to the first floor.

Starting on the right hand side with the well proportioned living room which is filled with natural light enjoying the aspect to the front, inset gas fire and square opening into the dining area to the rear. Here you have French doors which open onto the garden and connecting door into the kitchen.

A modern kitchen finished in Grey with complimentary worktops incorporating cupboards and drawers, inset oven and hob with inset sink and wall mounted boiler, aspect over the garden. Understairs store and connecting door into the utility space. A great addition for any family with plumbing for appliances, integral door into the garage and door to the garden. you also have the benefit of the downstairs WC.

Making your way upstairs the landing splits to give access to principle rooms.

Starting on the left you have the extension which provides a double bedroom, fitted wardrobes and ensuite shower - ideal master suite or teenager "quarters". You also find 2 further doubles, one single and a family bathroom.

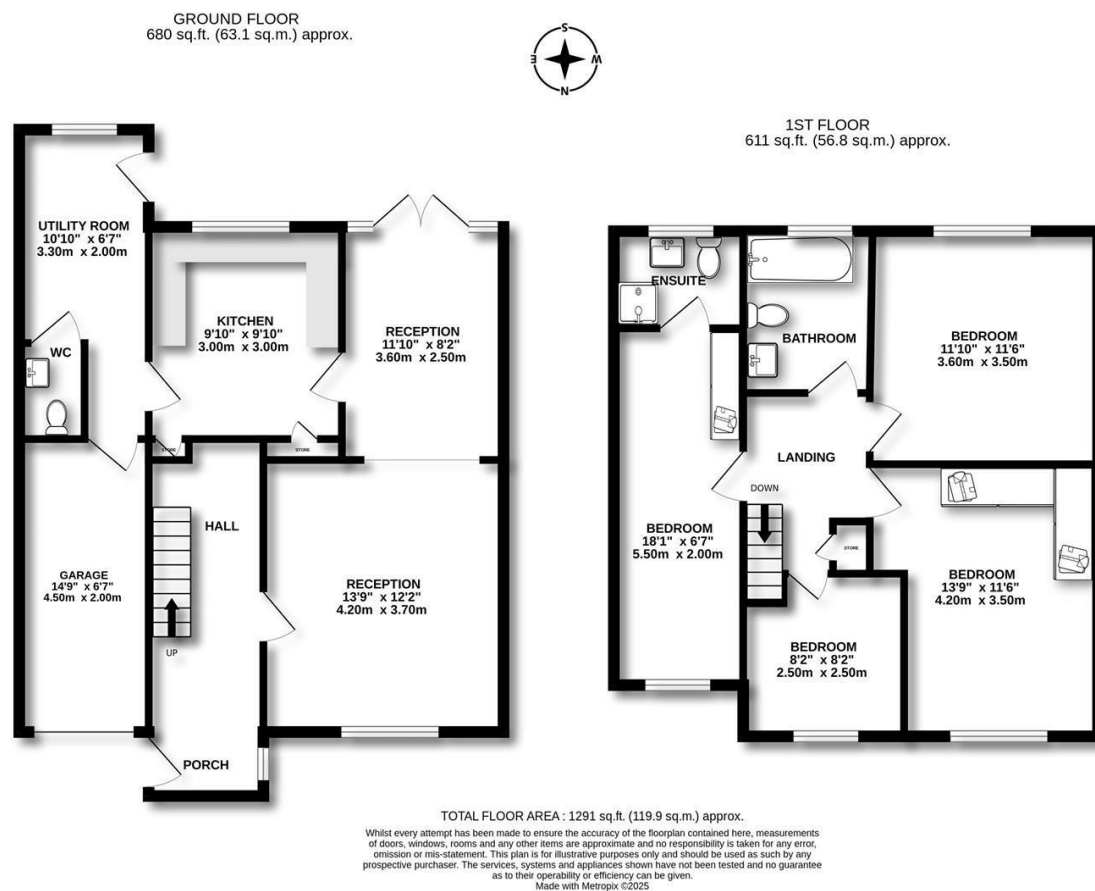
Outside there is a patio area to the immediate rear whilst the majority is laid to lawn with fence





boundaries and enjoying the Southerly aspect to the rear. The garage gas integral access and up and over door to the front.





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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