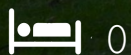
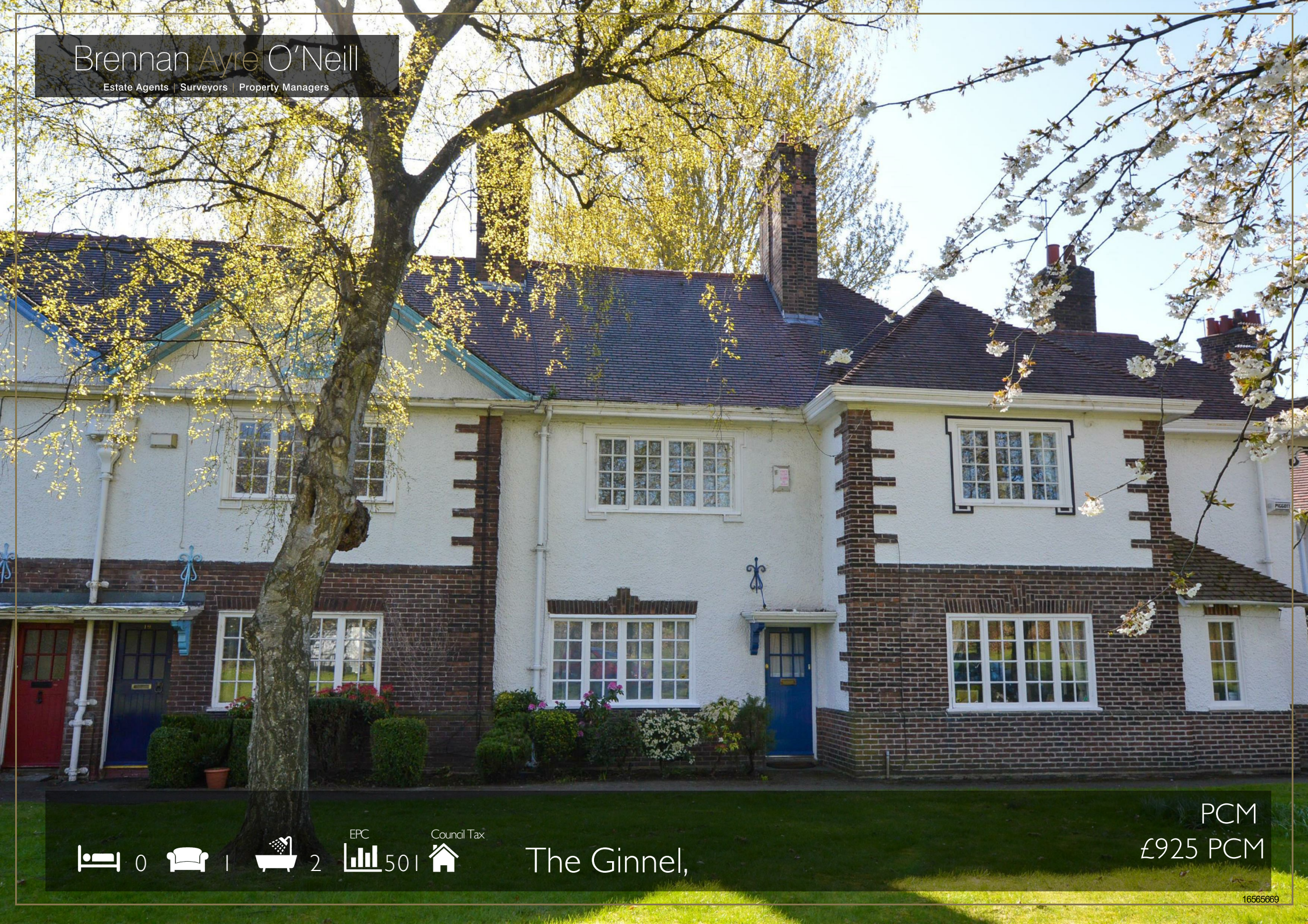


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EPC

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Council Tax

The Ginnel,

PCM  
£925 PCM

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This property certainly has the "kerb appeal". Enjoying the open aspect opposite with mature trees and views of the village beyond. The accommodation is typical of a Port Sunlight property with separate lounge and breakfast kitchen to the rear.

Approach - A blue hardwood door opens into the hall with turned staircase to first-floor and door opening into the lounge on the left.

NB: This property benefits from secondary glazing, central heating and parking at the rear.

Lounge - A well proportioned room with window overlooking the front, a contemporary stone fire surround with electric inset fire, neutral decor and door leading into:

Breakfast Kitchen - Spanning the full width of the property with the morning sun flooding in.

The kitchen is fitted with a range of wall and base units finished in cream with complimenting worktops, integrated dishwasher, sink and oven/grill with extractor above, plumbing for washing machine with a modern wall mounted gas boiler and rear aspect into the yard. Open to the breakfast area where you will find further storage and space for fridge freezer.

Making Your Way Upstairs - The landing provides access to principle rooms

Bedrooms - Bedroom 1 offers a range of built-in cupboards, a walk-in wardrobe and TV point. Elevated views to the front.

Bedroom 2 offers a rear aspect.

Bathroom - You will not be disappointed with the size of this bathroom. A white suite incorporating walk in shower, separate bath, WC and wash basin with vanity unit below, all finished in white and built-in airing cupboard housing the hot water tank.







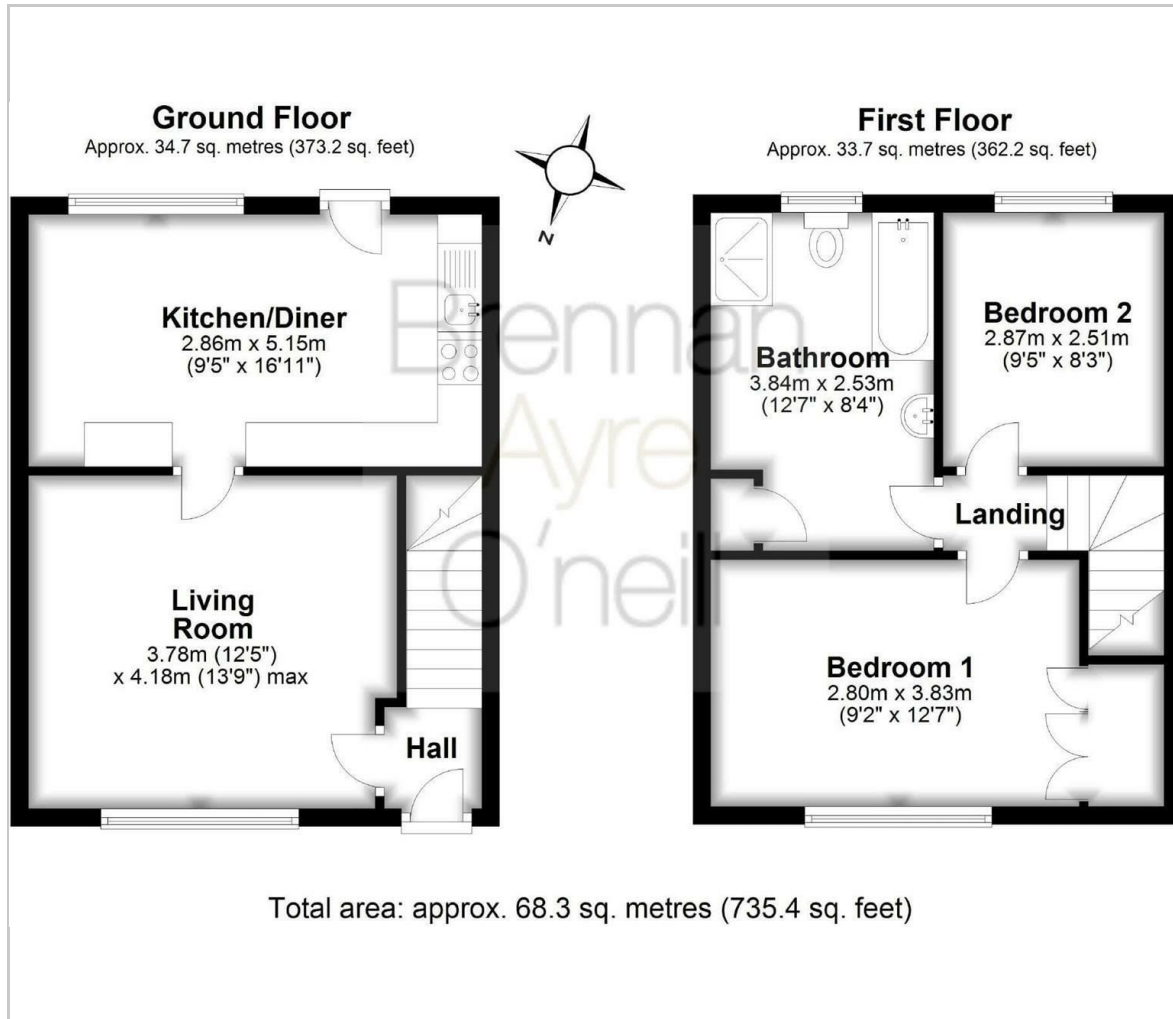
Yard - Typical for Port Sunlight, a rear yard with brick boundary walls, space for shed and gated access to parking.

Viewings will be available week commencing the 1st of September, please register a Rightmove enquiry to secure the best chance of viewing.

Council Tax: Band C

Sorry, no pets and no smokers!

## Floor Plan



## Viewing

Please contact our Lettings Office on 0151 343 9060  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Brennan Ayre O'Neill**  
Estate Agents | Surveyors | Property Managers

12 High Street, Bromborough, Wirral, CH62 7HA  
Tel: 0151 343 9060  
Email: [lettings@b-a-o.com](mailto:lettings@b-a-o.com)  
[www.b-a-o.com](http://www.b-a-o.com)



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