

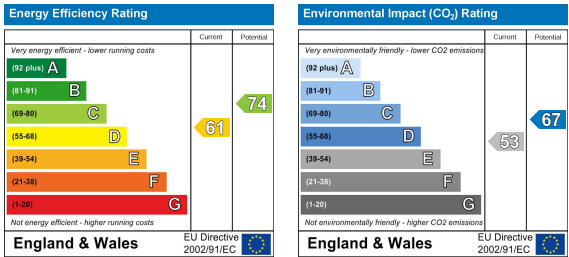
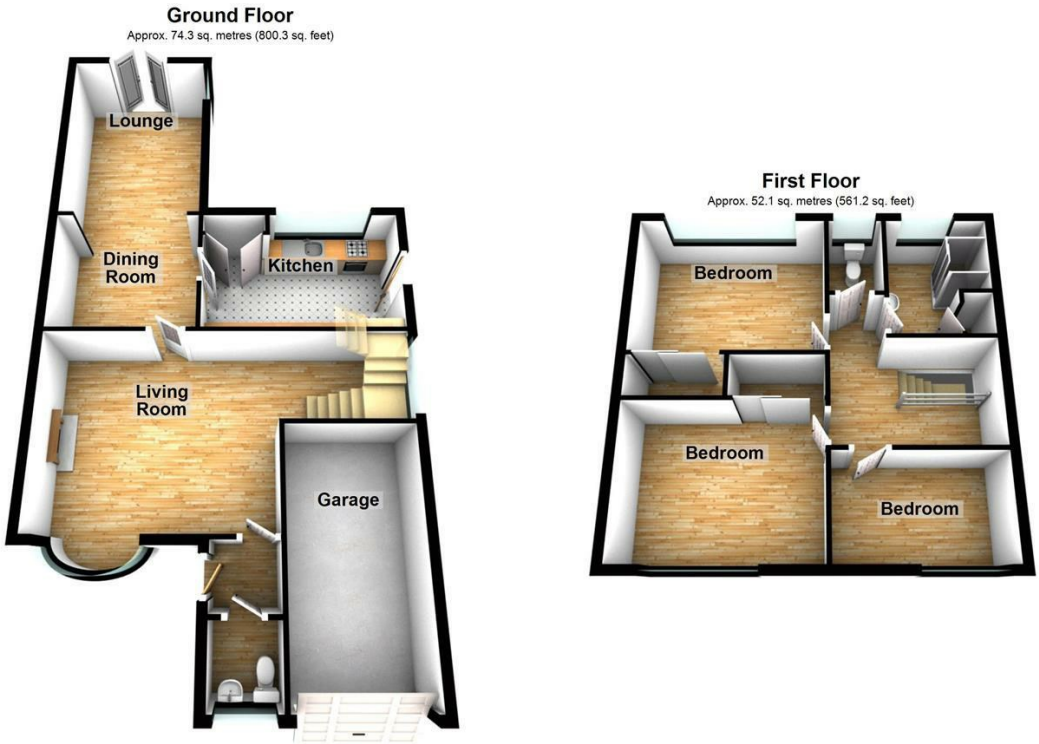


Brookhurst Road, Wirral, Merseyside CH63 0EW



£292,500

An extended 3 double bedroom detached property. Situated in close proximity to Bromborough train station providing excellent transport links to Liverpool & Chester. Brookhurst Primary School is only a few yards away and there is a great parade of local shops to be found on Allport road and at Bromborough village. Accommodation briefly comprises: A vestibule entrance, groundfloor W.C, three reception rooms and kitchen. To the first floor there are 3 double bedrooms, shower room and a separate W.C. Externally to front there is off road parking and a brick built garage, and to the rear there is a stunning south westerly facing rear garden and patio. **EARLY INSPECTION HIGHLY RECOMMENDED.**



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Directions;

From Andrews estates Bromborough office proceed along Allport Lane to the main set of lights. Turn right at the lights into Allport Road, continue along over the railway bridge and take the first road on the right into Brookhurst road, and the property can be found on the right hand side.

First Floor Accommodation Comprises:

Double glazed and leaded entrance door leading into vestibule.

Vestibule;

With karndeian flooring, double radiator.

Groundfloor W.C

Comprising of low level W.C, vanity sink unit, karndeian flooring, radiator, UPVC double glazed leaded and bevelled window to front elevation.

Lounge; 20'8" to understairs x 12'11" to maximum (6.31m to understairs x 3.96m to maximum)

Having UPVC double glazed bay window with four leaded and bevelled transoms to front elevation, double radiator, living flame gas fire with marble hearth marble backing and marble surround, two double radiators, TV aerial, coving, Two sets of spotlights, turned staircase with half landing leading to first floor accommodation, under stairs storage cupboard housing gas meter.

Dining Room; 10'0" m x 8'5" (3.06 m x 2.58m)

Having double glazed window to side elevation, double radiator, coved ceiling, archway leading through into rear lounge.

Rear Lounge; 13'8" x 10'2" to maximum (4.18m x 3.11m to maximum)

Having UPVC double glazed french doors and UPVC double glazed window with two transoms to rear elevation, UPVC double glazed window to side elevation, balanced flue living flame gas fire with marble backing and marble hearth and marble surround, coved ceiling, double radiator, T.V aerial.

Kitchen; 13'3" x 8'3" (4.06m x 2.52m)

Having a good range of matching wall and base units with complimentary work surfaces, single sink drainer and mixer tap, integrated oven and grill and four ring gas hob, plumbing for washing machine, integrated fridge, tiled floor, part tiled walls, contemporary style spotlights, UPVC double glazed window with two fire exit openings to rear elevation, built in storage cupboard.

First Floor Accommodation Comprises:

UPVC double glazed window to side elevation, main landing with loft access and drop down ladder, partially boarded loft, smoke detector.

Bedroom One; 10'9" x 9'11" (3.29m x 3.03m)

Having UPVC double glazed window with two opening casements to front elevation, double radiator, fitted mirrored wardrobes providing hanging space, further built in double storage cupboard.

Bedroom Two to Rear; 12'10" x 9'10" (3.93m x 3.00m)

Having UPVC double glazed window with two opening casements to rear elevation, double radiator, fitted mirrored wardrobes providing hanging space, double storage cupboard.

Bedroom Three; 10'8" x 6'10" (3.27m x 2.10m)

Having UPVC double glazed window with opening casement to front elevation, double radiator, laminate flooring.

Shower Room;

Comprising of wall mounted sink unit, double walk in shower cubicle with mains fed shower, tiled floor, chrome heated towel rail, chrome concealed spotlights, double glazed window with transom to rear elevation, built in storage cupboard housing Worcester combination boiler servicing central heating and hot water.

Seperate W.C;

Comprising of low level W.C, tiled floor, tiled walls, UPVC double glazed window with transom to rear elevation.

Outside;

To the front of the property there is a block paved driveway providing multiple car parking spaces for the car, front garden which is laid to lawn with slate borders, dwarf brick retaining wall, brick built garage with up and over door which houses electric meter and has power and lighting.

To the side of the property there is a UPVC double glazed entrance door giving access into the garage and a gate providing access into the rear of the property.

To the rear of the property there is a flagged patio area, a garden which is mainly laid to lawn with surrounding borders enclosed by timber fencing, the garden is south westerly facing, timber garden shed, green house, outside water tap.

Disclaimer

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. Please note we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure furniture will fit, they should take such measurements themselves.

