



Dearnford Avenue, Bromborough

£259,995



LESLEY HOOKS
ESTATE AGENTS





Welcome to this lovely three bedroom detached home, perfect for those seeking a blend of comfort and convenience. As you step into the entrance hall, you're immediately greeted by a warm and inviting atmosphere. The hallway leads you into a spacious lounge, a cosy space that's perfect for relaxing with family or enjoying quiet evenings. Off the lounge, you'll find a dining room, ideal for family meals or entertaining guests. The kitchen, neat and well maintained, offers plenty of space for cooking and storage, making it a practical yet welcoming hub of the home. One of the standout features of this property is the generously sized conservatory at the rear, which provides an abundance of natural light and offers a delightful spot to enjoy the garden views year round. It's a versatile space that could be used as an additional sitting area, a playroom, or even a home office. Upstairs, the home continues to impress with three well proportioned bedrooms. The master bedroom benefits from its own ensuite, offering a touch of privacy and convenience, while the remaining two bedrooms are perfect for family members, guests, or even as a study or hobby room. The family bathroom is modern and functional, providing everything you need for daily routines. Outside, the property features a driveway leading to a detached garage, providing ample parking and storage space. The garden, which is mostly paved, has been thoughtfully landscaped to create a charming and low maintenance outdoor retreat. With a variety of mature plants and flowers, it offers a peaceful and idyllic setting, perfect for relaxing, gardening, or dining al fresco. This delightful home, with its practical layout, and charming garden, is ready to welcome its new owners. Freehold. Council Tax Band D. EPC C.



Hallway

5'3" (1.6m) x 2'11" (0.89m)

Lounge

15'1" (4.6m) x 10'6" (3.2m)

Dining Room

11'2" (3.4m) x 7'7" (2.31m)

Kitchen

11'2" (3.4m) x 8'2" (2.49m)

Conservatory

14'9" (4.5m) x 13'0" (3.96m)

Bedroom One

13'1" (3.99m) x 9'2" (2.79m)

En-Suite

8'10" (2.69m) x 3'10" (1.17m)

Bedroom Two

9'2" (2.79m) x 9'2" (2.79m)

Bedroom Three

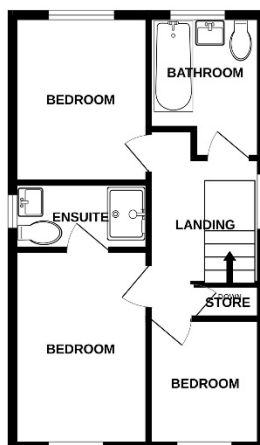
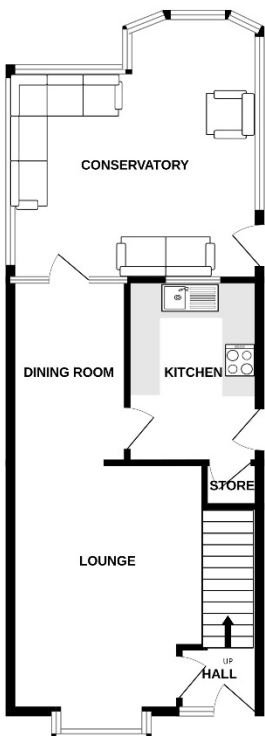
8'2" (2.49m) x 6'7" (2.01m)

Bathroom

6'10" (2.08m) Max x 6'6" (1.98m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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D part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.