



Gorsefield Avenue, Bromborough

£265,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to a home that invites you into a world of spacious comfort and delightful possibilities. As you step through the porch, the expansive layout unfolds before you, providing ample space for relaxation and enjoyment. The heart of this welcoming abode is the spacious lounge, bathed in natural light streaming through a large window. The seamless flow of the layout extends into the dining room, creating a harmonious space that encourages entertaining and family meals. The connection to the outdoors is enhanced by doors opening onto the rear garden, creating a transition between indoor and outdoor living. The kitchen, with its efficient layout and ample counter space, is a haven for culinary enthusiasts. It not only caters to the practical aspects of meal preparation but also offers a designated space for dining with a seating area. This culinary hub becomes a gathering place for friends and family, creating a warm and welcoming atmosphere with integrated double oven. Upstairs you'll discover three bedrooms, each thoughtfully designed to meet your various needs. The master bedroom and bedroom two come equipped with built-in wardrobes, adding an element of convenience to your daily routine. The third bedroom offers versatility, serving as an ideal space for a home office or a cozy nursery. The bathroom, complete with a separate WC, ensures that morning routines run smoothly, combining comfort and efficiency to enhance your daily life. Outside, the property extends its charm with gardens to the rear, providing a private and serene space for relaxation, gardening, or outdoor activities. To the front, a driveway ensures ample parking, adding a practical touch to your daily convenience. This residence is not just a house; it's a canvas waiting for your personal touch and creativity. From the inviting living spaces to the thoughtful design elements, this home offers a harmonious blend of comfort, functionality, and the potential to create lasting memories.



Porch

5'9" (1.75m) x 5'7" (1.7m)

Hallway

16'2" (4.93m) x 5'10" (1.78m)

Lounge

15'3" (4.65m) x 12'4" (3.76m)

Dining Room

13'3" (4.04m) x 12'5" (3.78m)

Kitchen/Breakfast Room

14'5" (4.39m) Max x 12'0" (3.66m)

Bedroom One

14'4" (4.37m) x 11'6" (3.51m)

Bedroom Two

14'3" (4.34m) x 11'6" (3.51m)

Bedroom Three

8'9" (2.67m) x 6'11" (2.11m)

Bathroom

6'11" (2.11m) x 5'8" (1.73m)

WC

4'3" (1.3m) x 2'8" (0.81m)

Garage

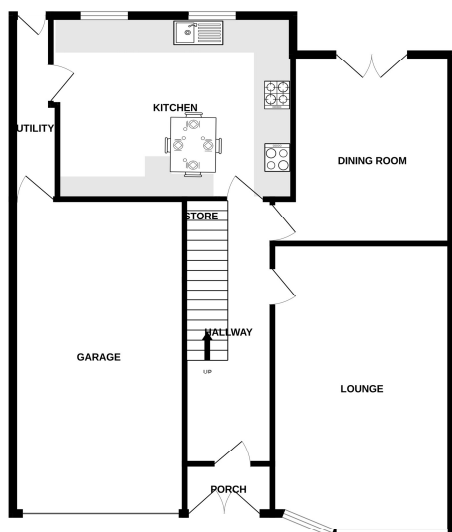
17'6" (5.33m) x 10'0" (3.05m)



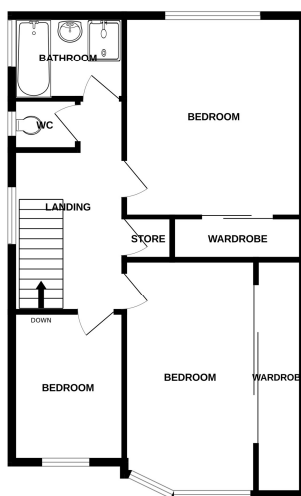




GROUND FLOOR
1039 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 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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