



Brookhurst Avenue, Bromborough

£225,000



LESLEY HOOKS
ESTATE AGENTS





Modern throughout this semi-detached house offers accommodation that is ideal for a first time buyer or a family with Brookhurst primary school only a ten minute walk away. Having uPVC double glazing and combi fired gas central heating the layout briefly comprises entrance hall, lounge, good size kitchen and a conservatory. Upstairs there are three bedrooms and a bathroom. Outside a driveway with space for two cars. To the rear a garden with patio seating area and space to the side. Ideally situated, the property is within walking distance of local primary and secondary schools and a two minute drive away from all the shops and amenities on Allport Road. Rail and bus routes are within easy reach. Motorway networks linking to Liverpool and Chester are a five minute drive away. Council tax band B. Freehold

Entrance Hallway

8'1" (2.46m) x 5'11" (1.8m)

With store cupboard and stairs to the first floor.



Lounge

15'4" (4.67m) x 11'9" (3.58m)

Laminate floor, under stairs store, window to the front.

Kitchen

14'11" (4.55m) x 8'3" (2.51m)

Units at both eye and floor level, integrated double oven, hob, extractor, splashback, fridge freezer and dishwasher, windows to the side and rear, patio doors opening onto the conservatory.

Conservatory

8'11" (2.72m) x 11'5" (3.48m)

Space for dining and entertaining, door onto the rear garden.

Bedroom One

14'5" (4.39m) x 8'6" (2.59m)

Window to the front.

Bedroom Two

9'11" (3.02m) x 8'4" (2.54m)

Window to the rear.

Bedroom Three

10'2" (3.1m) x 6'0" (1.83m)

Narrowing to 2'9"

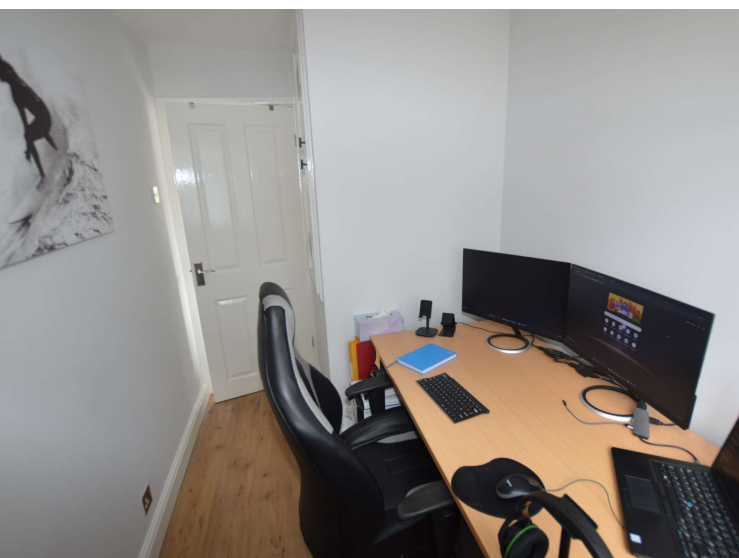
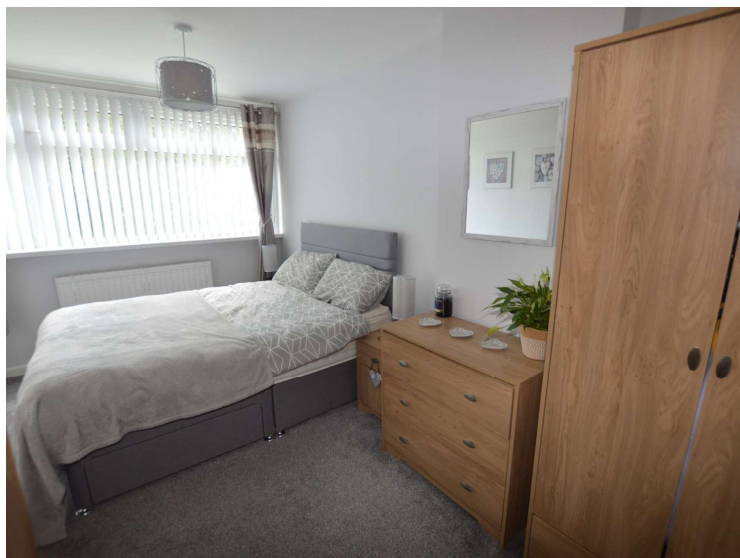
Built in store.

Bathroom

6'0" (1.83m) x 5'11" (1.8m)

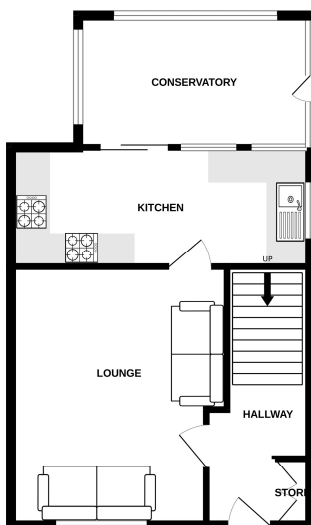
Three piece suite in white comprises wash hand basin, wc and bath with shower above and shower screen, fully tiled walls, heated towel rail, window to the rear.



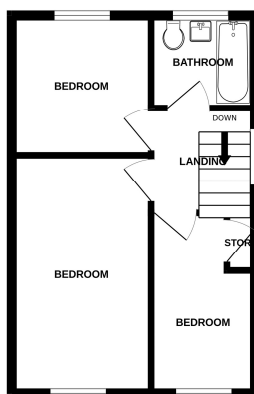




GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

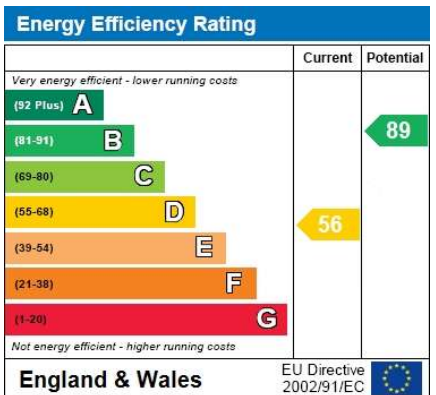


1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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