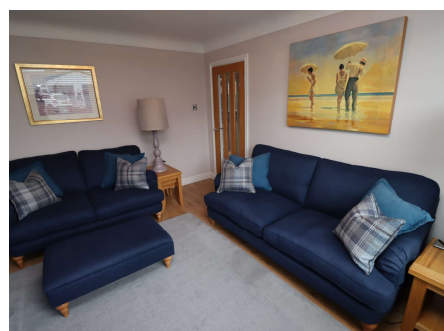




Bronington Avenue, Bromborough

£285,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this meticulously maintained three-bedroom semi-detached house, a haven of comfort and style enhanced by thoughtful extensions and impeccable care. Located in a desirable neighborhood, this property exudes charm from the moment you set foot on its immaculate grounds. Approaching the front of the house, you're greeted by an impeccable driveway and a lawn with pristine artificial turf, providing a low-maintenance yet aesthetically pleasing landscape. Stepping inside, you'll immediately notice the seamless flow of the open-plan layout, where the kitchen seamlessly integrates with the dining room and a stunning orangery, creating a space that's ideal for both everyday living and entertaining. The kitchen itself is a culinary haven, equipped with modern appliances, ample storage, and sleek countertops. Open access to a convenient utility room adds practicality to the space, offering plenty of additional storage and laundry facilities. To the ground floor you'll also find a cosy lounge, ideal for rest and relaxation, along with a handy downstairs shower room. Upstairs there are three bedrooms each offering comfort and sophistication along with a modern family bathroom. Venturing outdoors, the meticulously landscaped back garden beckons with its tranquil ambiance and lush greenery. Thoughtfully designed to maximize space and functionality, the garden features well-manicured lawns, and a charming patio area, perfect for al fresco dining or enjoying a moment of relaxation in the sunshine. Freehold. Council Tax Band C.



Entrance Hall

12'5" (3.78m) x 6'0" (1.83m)

Lounge

13'5" (4.09m) x 11'6" (3.51m)

Kitchen/Family Room

17'9" (5.41m) x 10'7" (3.23m)

Downstairs Shower Room

7'10" (2.39m) x 6'6" (1.98m)

Utility

15'0" (4.57m) x 7'10" (2.39m)

Orangery

13'8" (4.17m) x 9'7" (2.92m)

Bedroom One

11'2" (3.4m) x 10'7" (3.23m)

Bedroom Two

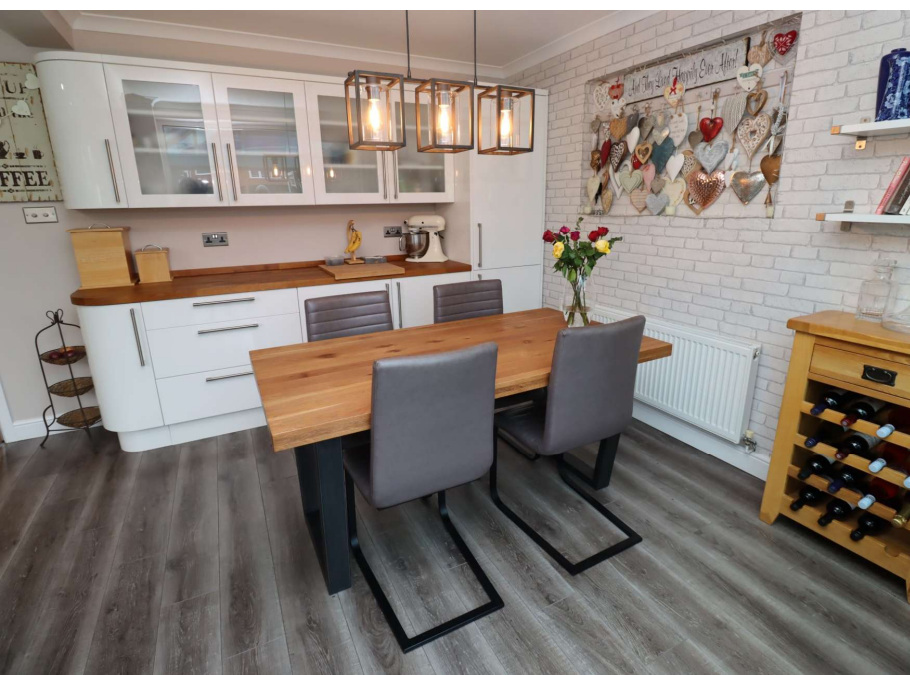
10'11" (3.33m) x 10'7" (3.23m)

Bedroom Three

7'11" (2.41m) x 7'7" (2.31m)

Bathroom

7'10" (2.39m) x 7'1" (2.16m)

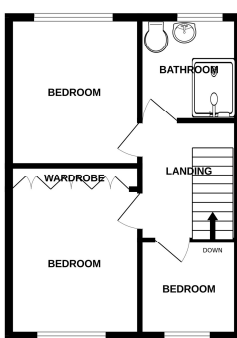
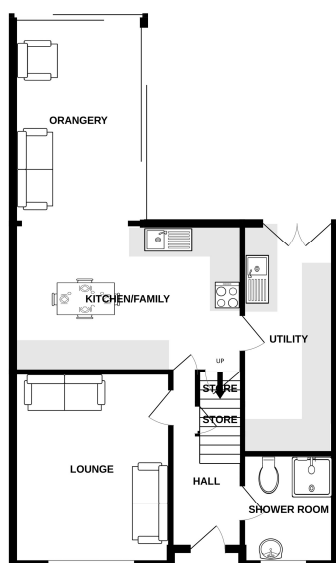






GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 sq.m.) approx.
While 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or operation. Plans are for reference only.

Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

23 Allport Lane, Bromborough,
Wirral, Merseyside, CH62 7HH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form 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.