



Plymyard Avenue, Bromborough

£325,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming detached house is perfect for families seeking comfort and versatility. As you step inside, you're greeted by a hallway that leads into a spacious lounge, ideal for relaxation and family gatherings. The versatile sitting room offers endless possibilities, whether you need a dedicated play area for the kids, a home office, or an additional cosy sitting room. The kitchen dining room is the heart of the home, featuring ample space for cooking and dining. A convenient downstairs WC completes the ground floor.

To the first floor you will find three well proportioned bedrooms and a three piece family bathroom. Outside, the delightful garden is perfect for outdoor entertaining, gardening, or simply enjoying the fresh air. The driveway provides ample parking space, and the garage offers additional storage. Situated in a popular residential area, the property is within walking distance of local shops, schools and bus routes. Bromborough retail park with its array of shops and leisure pursuits is a five minute drive away. Easy access to the A41 and M53 which provides link to the Mersey Tunnels, Liverpool and Chester. Council tax band D. Freehold



Hallway

4'6" (1.37m) x 3'8" (1.12m)

Downstairs WC

7'3" (2.21m) x 3'7" (1.09m)

Lounge

15'2" (4.62m) Max x 20'0" (6.1m) Max

Sitting Room

8'6" (2.59m) x 10'10" (3.3m)

Kitchen Dining Room

11'2" (3.4m) x 17'5" (5.31m)

Bedroom One

10'1" (3.07m) x 13'6" (4.11m) Max

Bedroom Two

7'9" (2.36m) To Wardrobe x 11'8" (3.56m)

Bedroom Three

7'2" (2.18m) x 8'0" (2.44m)

Bathroom

4'10" (1.47m) x 7'11" (2.41m)

Garage

18'0" (5.49m) x 8'4" (2.54m)



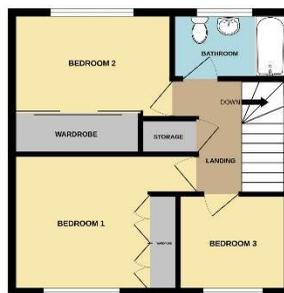




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, fixtures, fittings 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 operation or efficiency can be given. Made with Metrapac C0204

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	62		
(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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