



Dearnford Avenue, Bromborough

£240,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming semi-detached home, perfectly situated in a sought-after residential area within easy walking distance of local shops, well-regarded schools, and excellent transport links. Ideal for families or first-time buyers, this delightful property combines modern updates with a homely feel. Step inside to a welcoming hallway that leads into a bright and spacious lounge, featuring a lovely fireplace and open access to the dining room—perfect for entertaining or relaxing with family. Patio doors from the dining area open out to the rear garden, letting in plenty of natural light and creating a seamless indoor-outdoor flow. The fitted kitchen is well-equipped and also provides convenient internal access to the garage. Upstairs, you'll find three generously sized bedrooms, with the two main bedrooms benefiting from fitted wardrobes. A stylish three-piece bathroom completes the upper floor. Outside, the property offers a driveway with off-road parking leading to the garage at the front, while the rear boasts a delightful garden with a patio area—ideal for outdoor dining or enjoying the sunshine. Additional features include uPVC double glazing, a newly installed combi gas central heating system, and a brand new roof—providing comfort and peace of mind. This lovely home is ready to move into and waiting to welcome its new owners! Council tax band C. Freehold.



Hallway

12'5" (3.78m) x 5'11" (1.8m)

Lounge

13'7" (4.14m) x 11'3" (3.43m)

Dining Room

10'7" (3.23m) x 9'7" (2.92m)

Kitchen

10'5" (3.18m) x 7'9" (2.36m)



Bedroom One

13'1" (3.99m) Into Wardrobe Recess x 10'6" (3.2m)

Bedroom Two

11'0" (3.35m) x 10'6" (3.2m) Into Wardrobe Recess

Bedroom Three

7'2" (2.18m) x 7'0" (2.13m)

Bathroom

7'7" (2.31m) x 7'0" (2.13m)

Garage

23'10" (7.26m) x 7'5" (2.26m)





GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other rooms are approximate and no responsibility is taken for any error, omission or misstatement. 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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