



Dearnford Avenue, Bromborough

£285,000



LESLEY HOOKS  
ESTATE AGENTS





This immaculately presented and modern extended semi-detached home offers spacious, well-planned accommodation with four versatile reception rooms—ideal for contemporary family living. Stylish and practical throughout, this property is ready for you to move in and enjoy.

Step inside to a bright and welcoming hallway leading into a beautifully finished lounge, featuring a charming bay window and a feature fireplace with a living flame gas fire, creating a cosy and inviting atmosphere. The lounge opens into a through dining room, perfect for formal meals or relaxed entertaining.

At the heart of the home is a generous kitchen/diner, designed for both everyday living and social gatherings. The dining area flows effortlessly into an extended playroom—a wonderfully flexible space that could serve as a play area, a home office, a pet-friendly retreat, or an additional lounge.

Upstairs, there are three well-proportioned bedrooms, each finished to a high standard, along with a stylish bathroom featuring a sleek three-piece suite.



Outside, the rear garden is mainly laid to lawn, enhanced by raised borders and a patio area, making it ideal for outdoor dining and family time. To the front, a driveway provides off-road parking and leads to a garage with up and over door, offering valuable storage or further parking.

This is a superb family home offering a rare combination of space, flexibility, and modern living in a highly sought-after residential location.

#### **Hall**

12'4" (3.76m) x 5'10" (1.78m)

#### **Lounge**

15'8" (4.78m) x 11'7" (3.53m)

#### **Dining Room**

10'5" (3.18m) x 9'0" (2.74m)

#### **Kitchen**

17'0" (5.18m) x 10'6" (3.2m)

#### **Diner**

10'10" (3.3m) x 8'7" (2.62m)

#### **Play Room**

17'9" (5.41m) x 8'5" (2.57m)

#### **Bedroom One**

13'6" (4.11m) x 10'7" (3.23m)

#### **Bedroom Two**

10'11" (3.33m) x 10'5" (3.18m)

#### **Bedroom Three**

7'1" (2.16m) x 6'11" (2.11m)

#### **Bathroom**

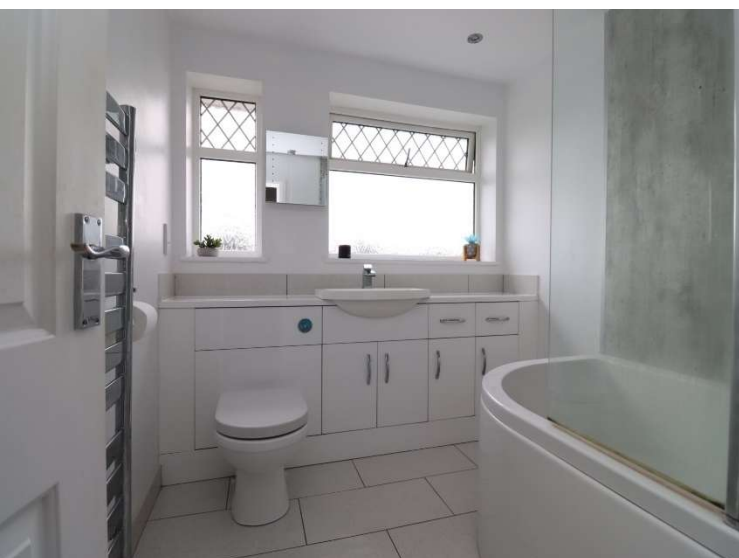
7'7" (2.31m) x 6'10" (2.08m)

#### **Garage**

16'7" (5.05m) x 8'0" (2.44m)









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.