



# Morland Avenue, Bromborough

Offers Over £250,000



**LESLEY HOOKS**  
ESTATE AGENTS





This great property has come to market in a sought after location with Raeburn school on the doorstep. Having full uPVC double glazing and combi fired gas central heating the layout comprises entrance hall, lounge, dining room, kitchen. To the first floor there are three good size bedrooms and a stylish bathroom. To the second floor a loft playroom could be used as a further fourth bedroom . To the rear of the property there is a generous garden. Ideally situated opposite Raeburn primary school and within a five minute walk to the local shops and amenities. Bromborough retail park with its array of stores, restaurants and leisure pursuits is a five minute drive away, and there are numerous bus, train and motorway links....smashin!



#### **Entrance Hallway**

14'7" (4.45m) x 5'11" (1.8m)

#### **Lounge**

12'5" (3.78m) x 12'1" (3.68m)

Laminate floor, window to the front.

#### **Dining Room**

13'0" (3.96m) x 11'0" (3.35m)

Doors opening onto conservatory, space for dining.



#### **Kitchen**

9'1" (2.77m) x 7'6" (2.29m)

Units at both eye and floor level, window to the rear and door to the side, pantry cupboard.

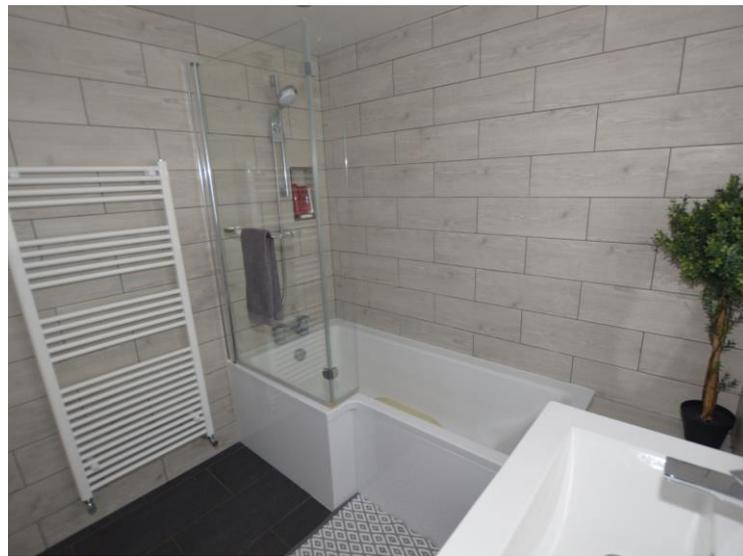
#### **Conservatory**

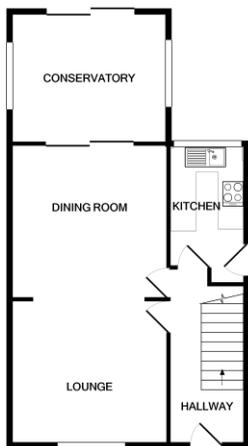
9'4" (2.84m) x 6'11" (2.11m)

#### **Bedroom One**

13'4" (4.06m) x 11'0" (3.35m)

Window to the rear.

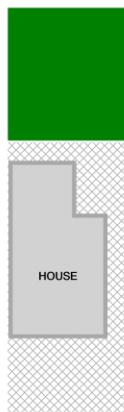




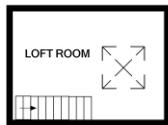
GROUND FLOOR



1ST FLOOR



SITE PLAN



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Contact Us:**

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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.