



Raeburn Avenue, Bromborough

£250,000



LESLEY HOOKS
ESTATE AGENTS





Three-Bedroom Semi-Detached Home in a Prime Location

Situated right on the doorstep of the highly regarded Raeburn Primary School, this delightful three-bedroom semi-detached home offers a fantastic opportunity for families seeking a convenient and family-friendly location.

The property boasts a practical layout with excellent potential for personalization. Upon entering, you are welcomed into the entrance hall, which leads to a bright and spacious lounge/dining room, perfect for family gatherings or entertaining guests. Adjacent to the dining room is a compact kitchen, which provides a functional workspace and offers an exciting opportunity to create an open-plan kitchen-dining area with a simple knock-through (subject to the necessary checks).

Upstairs, the first floor accommodates three well-proportioned bedrooms, ensuring ample space for a growing family or for use as a home office. The family bathroom features a deep corner bath, adding a touch of luxury and comfort to your daily routine.

Externally, the home is set back from the road, with a good-sized driveway providing off-road parking for two vehicles. The large rear garden is a true highlight, offering plenty of space for outdoor activities, gardening, or simply relaxing. The garden also features a brick-built garage, ideal for additional storage or as a potential workshop.

With its excellent location and exciting potential, this home offers the perfect canvas for creating your dream living space. Don't miss the opportunity to make it yours!



Entrance Hall

9'8" (2.95m) x 5'10" (1.78m)

Lounge

12'5" (3.78m) x 11'0" (3.35m)

Dining Room

11'10" (3.61m) x 10'5" (3.18m)

Kitchen

11'5" (3.48m) x 7'3" (2.21m)

Bedroom One

11'7" (3.53m) x 10'4" (3.15m)

Bedroom Two

12'5" (3.78m) x 10'4" (3.15m)

Bedroom Three

8'0" (2.44m) x 6'9" (2.06m)

Bathroom

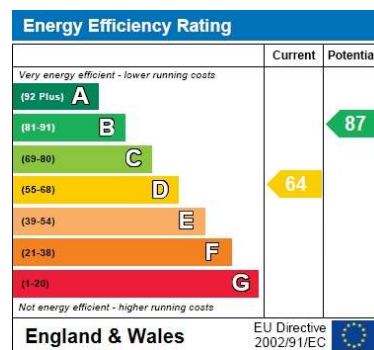
6'11" (2.11m) x 6'7" (2.01m)

Garage

16'0" (4.88m) x 8'8" (2.64m)







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

*While every attempt has been made to ensure the accuracy of the figures contained in the measurements of discs, adhesives, resins and any other items are approximate and no responsibility is taken for any error, misusage 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.

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.