



# Marfords Avenue, Bromborough

£370,000



**LESLEY HOOKS**  
ESTATE AGENTS





Boasting a delightful rear garden that beckons relaxation and outdoor enjoyment and a convenient location close to primary and secondary schools, make Marfords Avenue your family home! The property benefits from uPVC double glazing and combi-fired gas central heating, this residence promises a lifestyle of ease and contentment. Upon entry, you're greeted by a welcoming reception hall, the lounge, bathed in natural light filtering through the double-glazed windows, provides an inviting space for relaxation and entertainment, while the adjacent kitchen and dining area offer functionality and convenience, ideal for culinary endeavours and family gatherings. Ascending the stairs, the upper level reveals three well-appointed bedrooms with plenty of space. The bathroom comprises a three-piece suite in white. Stepping outside the property unveils its pièce de résistance - a generously proportioned rear garden which is soaked in the evening sun proves an idyllic setting for outdoor activities, alfresco dining. Completing the exterior, there are two separate driveways with off-road parking leads seamlessly to the garage, offering ample space for vehicles and storage. Situated in a sought-after residential area, the property enjoys proximity to an array of local amenities, including shops, stores, and recreational facilities. Commuters will appreciate the convenience of nearby rail and transport links, facilitating easy access to surrounding areas. Furthermore, Bromborough village, with its charming array of shops and services, is just a leisurely ten-minute stroll away, offering residents a vibrant community hub within reach. For families, the proximity to esteemed primary schools such as Brookhurst and Raeburn further enhances the appeal of this desirable locale. With the added advantage of being offered with no onward chain, this property presents a rare opportunity to embrace a lifestyle of comfort, convenience, and community in a highly sought-after setting. Council Tax Band D. Freehold.



**Entrance Porch**  
6'2" (1.88m) x 4'3" (1.3m)

**Hallway**  
9'10" (3m) x 6'5" (1.96m)

**Lounge**  
13'0" (3.96m) x 12'3" (3.73m)

**Dining Room**  
12'3" (3.73m) x 9'0" (2.74m)

**Kitchen**  
14'11" (4.55m) x 8'11" (2.72m)

**Bedroom One**  
12'6" (3.81m) x 12'11" (3.94m)

**Bedroom Two**  
13'3" (4.04m) x 8'10" (2.69m)

**Bedroom Three**  
7'11" (2.41m) x 7'10" (2.39m)

**Bathroom**  
6'3" (1.91m) x 5'9" (1.75m)

**Garage**  
16'3" (4.95m) x 8'0" (2.44m)

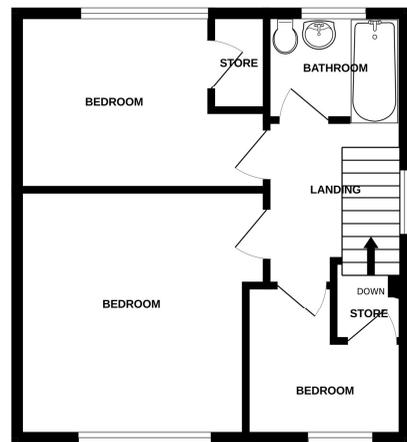
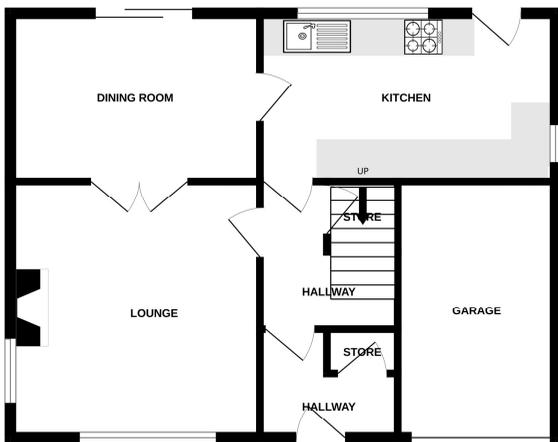






GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Energy rating (2008)	A		
Energy rating (2020)	B		80
Energy rating (2020)	C		64
Energy rating (2020)	D		
Energy rating (2020)	E		
Energy rating (2020)	F		
Energy rating (2020)	G		
For energy 2020/21 - higher heating costs			
England & Wales		EU Directive 2002/91/EC	

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.