



# Coniston Avenue, Bromborough

£275,000



**LESLEY HOOKS**  
ESTATE AGENTS





This semi-detached property is a perfect family haven. Nestled in a desirable residential area just off Brookhurst Avenue, this extensive semi-detached property epitomises family living. It offers a blend of comfort and convenience. With uPVC double glazing and combi-fired gas central heating, every detail of this home has been meticulously designed with functionality in mind. Upon entering there is an inviting entrance hallway, setting the tone for the rest of the house. The ground floor seamlessly flows into a spacious lounge through dining room, providing an ideal space for relaxation and entertaining with a further extended sitting room with en-suite shower room. The kitchen offers practicality and style with door onto the utility room. Ascending to the first floor there are three generously sized bedrooms, a bathroom with a shower, bath and basin and a separate WC ensuring convenience for the household. Outside, the property impresses being positioned on a corner plot with gardens to the front side and rear and a driveway providing off-road parking leading to the garage, ensuring ample space for vehicles. The rear garden is mainly laid to lawn with a charming patio seating area, which offers an idyllic retreat for outdoor enjoyment and relaxation. Conveniently situated, this home enjoys easy access to a host of local amenities, including shops along Allport Road and Bromborough village, just a short drive away. Families will appreciate the proximity to local primary and secondary schools, providing excellent educational opportunities for children. For commuters, several bus routes are conveniently located nearby, while motorway access to Networks leading to Liverpool and Chester is just a short drive away, ensuring effortless travel for work or leisure. In summary, this property presents a rare opportunity to acquire a beautiful family home in a sought-after location, boasting modern comforts, versatile living spaces, and easy access to amenities and transport links. With no chain, seize the chance to make this exceptional property your own and embark on a new chapter of luxurious family living. Council Tax Band C



#### Hallway

15'10" (4.83m) x 5'2" (1.57m)

#### Lounge

20'3" (6.17m) x 10'11" (3.33m)

#### Dining Room

9'11" (3.02m) x 8'11" (2.72m)

#### Kitchen

16'9" (5.11m) x 6'11" (2.11m)

#### Utility

5'9" (1.75m) x 5'2" (1.57m)

#### Sitting Room

13'2" (4.01m) x 10'4" (3.15m)

#### Downstairs Shower Room

10'2" (3.1m) x 3'0" (0.91m)

#### Bedroom One

14'7" (4.45m) x 9'11" (3.02m)

#### Bedroom Two

12'7" (3.84m) x 10'2" (3.1m)

#### Bedroom Three

10'10" (3.3m) x 6'8" (2.03m)

#### Bathroom

7'11" (2.41m) x 6'8" (2.03m)

#### Separate WC

4'11" (1.5m) x 3'5" (1.04m)

#### Garage

19'0" (5.79m) x 7'9" (2.36m)

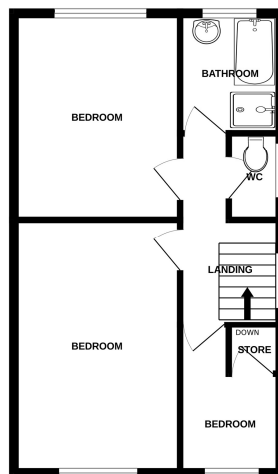
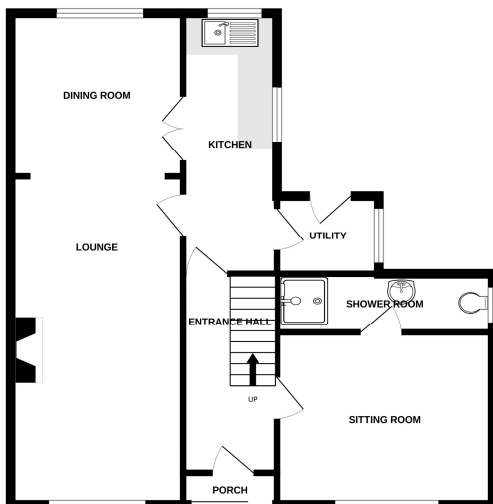






GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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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