



Raeburn Avenue, Bromborough

£350,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming four-bedroom semi-detached house just a stone's throw away from Raeburn Primary School in Bromborough. As you approach the property, you're greeted by a picturesque garden in the front, setting the tone for the warmth and comfort that awaits within. Stepping through the front door, you're welcomed into a spacious entrance hall an ample space for greeting guests. To the right, the lounge beckons, boasting cozy seating arrangements, there is a dining room creating a versatile space ideal for intimate dinners or lively gatherings. Whether you're enjoying a quiet meal or entertaining guests, this room provides the perfect ambiance for every occasion. The heart of the home lies just beyond the dining room with a kitchen/breakfast room. Equipped with modern appliances and ample counter space, this culinary haven makes meal preparation a breeze. The breakfast bar offers a cozy spot to enjoy your morning coffee or casual meals with loved ones. Venturing upstairs, you'll find four generously sized bedrooms, each offering a tranquil retreat for rest and relaxation. Completing the upper level is a bright and airy bathroom with modern four piece suite.



Outside, the property continues to impress with a garden to the rear, providing outdoor enjoyment and a garage, currently used as a gymnasium. Additionally, a large driveway set back from the road offers ample parking space, ensuring convenience for residents and guests alike. Beyond the comforts of home, this property boasts an enviable location, just moments away from Raeburn Primary School and a myriad of amenities that Bromborough has to offer. From shopping and dining to recreational activities and green spaces, everything you need is right at your doorstep. In summary, this four-bedroom semi-detached house offers the perfect blend of comfort, convenience, and style, making it the ideal place to call home for discerning buyers seeking the ultimate in suburban living.

Porch
7'5" (2.26m) x 2'9" (0.84m)

Entrance Hallway
12'6" (3.81m) x 8'0" (2.44m)

Living Room
13'6" (4.11m) x 11'6" (3.51m)

Dining Room
14'0" (4.27m) x 10'4" (3.15m)

Kitchen
17'8" (5.38m) x 10'2" (3.1m)

Bedroom One
11'5" (3.48m) x 11'5" (3.48m)

Bedroom Two
11'2" (3.4m) x 10'3" (3.12m)

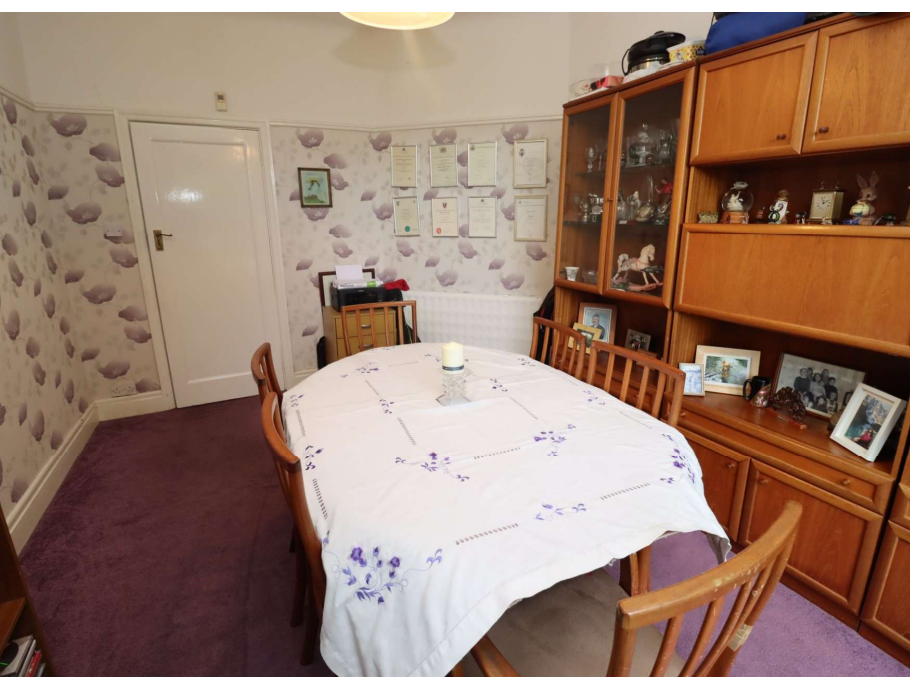
Bedroom Three
9'8" (2.95m) x 7'11" (2.41m)

Bedroom Four
9'0" (2.74m) x 7'6" (2.29m)

Bathroom
8'8" (2.64m) x 5'5" (1.65m)

Garage Gym
13'11" (4.24m) x 7'11" (2.41m)

Garage Store
8'0" (2.44m) x 7'11" (2.41m)

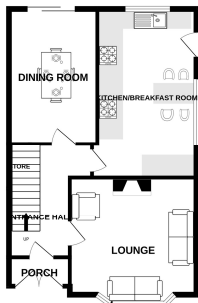
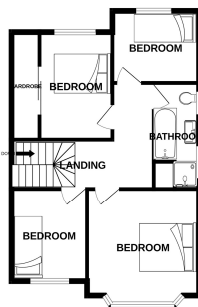






GROUND FLOOR
769 sq ft, (71.4 sq m.) approx.

1ST FLOOR
562 sq ft, (51.8 sq m.) approx.



TOTAL FLOOR AREA: 1331 sq ft, (122.7 sq m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, the measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee is to be given in respect of their condition or efficiency.

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