



# Morland Avenue, Bromborough

£280,000



**LESLEY HOOKS**  
ESTATE AGENTS





Directly opposite Raeburn Primary School, this charming three-bedroom semi-detached home is a gem for families seeking convenience and comfort. Set back from the road, it features a generously sized driveway, offering ample parking space for multiple vehicles. As you step inside, the welcoming entrance hall leads you to three distinct reception rooms. The front lounge is perfect for cozy family gatherings, while the rear sitting room seamlessly transitions into a spacious dining room and conservatory. This area is enhanced by a log burner, creating a warm and inviting atmosphere for those chilly winter evenings. The first floor comprises three well-proportioned bedrooms, each providing ample space and comfort for the whole family. A modern shower room completes this level, ensuring convenience and practicality. Outside, the property boasts a fantastic-sized rear garden, ideal for outdoor activities and relaxation. The addition of a summer house offers a versatile space for entertaining, hobbies, or simply unwinding in the warmer months.

With Raeburn Primary School just a stone's throw away, you can enjoy the ease of rolling the kids out of bed and straight to school. The surrounding area is brimming with amenities, ensuring everything you need is within easy reach. Our vendors have cherished this property, watching their family grow and creating lasting memories. Now, it's your turn to make this delightful house your home. Don't miss the opportunity to experience the perfect blend of convenience, comfort, and community in this exceptional property.



**Entrance Hall**

14'10" (4.52m) x 6'0" (1.83m)

**Lounge**

15'2" (4.62m) x 12'4" (3.76m)

**Dining Room**

10'5" (3.18m) x 10'0" (3.05m)

**Kitchen**

8'9" (2.67m) x 7'11" (2.41m)

**Bedroom One**

13'8" (4.17m) x 10'5" (3.18m)

**Bedroom Two**

11'2" (3.4m) x 9'11" (3.02m)

**Bedroom Three**

8'9" (2.67m) x 8'2" (2.49m)

**Shower Room**

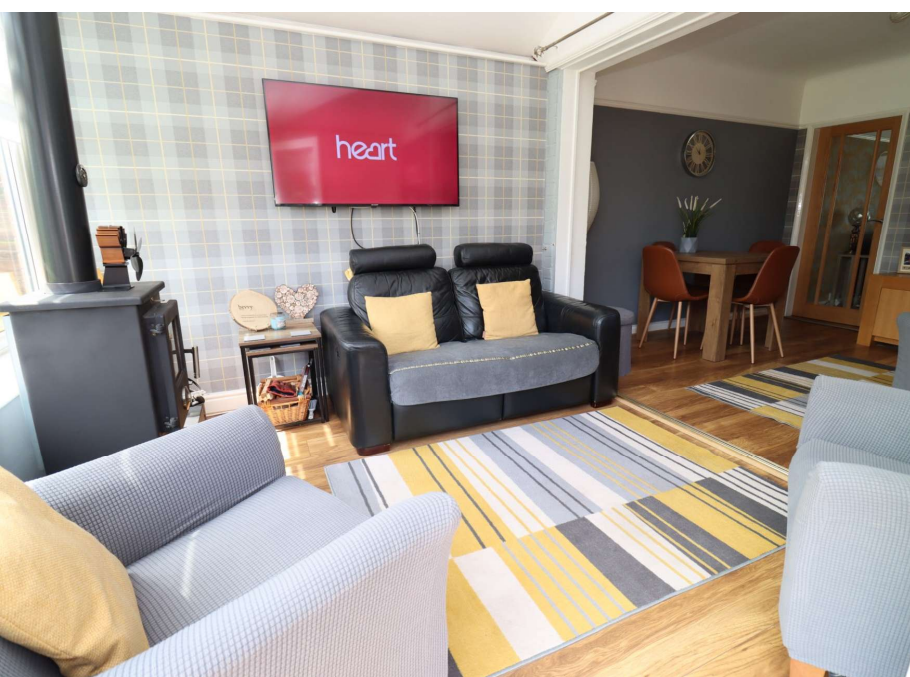
7'3" (2.21m) x 7'2" (2.18m)

**Summer House**

11'7" (3.53m) x 7'9" (2.36m)

**Garage**

16'3" (4.95m) x 7'10" (2.39m)

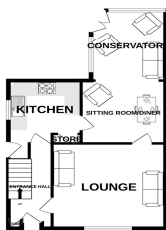






GROUND FLOOR  
832 sq.ft. (76.9 sq.m.) approx.

1ST FLOOR  
438 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (116.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. They are to be 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 operation or efficiency can be given.  
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