



Dearnford Avenue, Bromborough

£320,000



LESLEY HOOKS
ESTATE AGENTS





This extended four-bedroom semi-detached home is presented in immaculate condition, offering a blend of modern conveniences and stylish living spaces. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge, where a feature fireplace serves as a cozy focal point, perfect for relaxing evenings.

The heart of the home is the open-plan kitchen, family, and dining area. This versatile space is designed for both cooking and socializing, featuring a sleek breakfast bar, double oven, and an electric hob. A large window to the rear allows natural light to flood the room, offering views of the beautifully maintained garden. The dining area comfortably accommodates family meals, while the seating area is ideal for casual gatherings or unwinding after a busy day.

Ascending to the first floor, you will find four generously sized bedrooms, each offering ample space for furniture and storage. The family bathroom is well-appointed, providing modern fixtures and fittings that cater to all your needs.

The rear garden is a private haven, featuring a decked area ideal for outdoor dining and entertaining. The garden also includes a garage, offering additional storage or potential workshop space. At the front of the property, a driveway provides plenty of parking, ensuring convenience for residents and guests alike.

This home truly combines modern living with comfort, making it a perfect choice for families seeking a stylish and spacious residence.



Entrance Hall

16'5" (5m) x 6'4" (1.93m)

Lounge

14'4" (4.37m) x 12'3" (3.73m)

Kitchen/Family Room

12'8" (3.86m) x 18'10" (5.74m)

Bedroom One

15'0" (4.57m) x 11'0" (3.35m)

Bedroom Two

11'6" (3.51m) x 11'0" (3.35m)

Bedroom Three

8'5" (2.57m) x 7'3" (2.21m)

Bedroom Four

14'10" (4.52m) x 8'2" (2.49m)

Bathroom

8'8" (2.64m) x 6'6" (1.98m)

Garage

18'6" (5.64m) x 9'1" (2.77m)



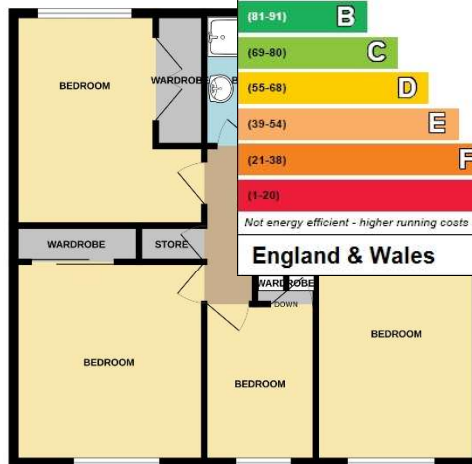




GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

TOTAL FLOOR AREA: 1332 sq.ft. (123.8 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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