



Oteley Avenue, Bromborough

£169,995



LESLEY HOOKS
ESTATE AGENTS





This charming two-bedroom house, while in need of modernisation, offers excellent potential and a spacious layout. Upon entering, you are greeted by a welcoming entrance hall that leads into the bright and airy lounge, perfect for relaxing or entertaining guests. Adjacent to the lounge is a generously sized kitchen/breakfast room, offering ample space for dining. The kitchen also features a convenient pantry cupboard for additional storage, ideal for keeping the space organized. From the kitchen, there is access to a downstairs WC, as well as a door leading out to the garden.

Upstairs, the first floor comprises two well-proportioned bedrooms, both benefiting from built-in wardrobe storage, providing ample space for clothing and essentials. A family bathroom is also located on this floor, offering convenience for all household members.

The property boasts a large rear garden, perfect for outdoor activities, gardening, or potential extensions (subject to planning permission). A hidden garden around the corner adds a secluded, peaceful spot ideal for relaxation or creating a private retreat. Additionally, a sizable storage shed is located at the rear of the garden, providing extra space for tools, equipment, or potential conversion into a workshop.

With its spacious rooms and ample outdoor space, this house offers endless possibilities for those looking to modernize and make it their own.



Hall

2'8" (0.81m) x 2'2" (0.66m)

Lounge

13'10" (4.22m) x 12'7" (3.84m)

Kitchen

10'6" (3.2m) x 5'3" (1.6m)

Downstairs WC

2'8" (0.81m) x 2'2" (0.66m)

Bedroom One

17'2" (5.23m) Max x 10'8" (3.25m) Max

Bedroom Two

10'0" (3.05m) x 10'9" (3.28m)



Bathroom

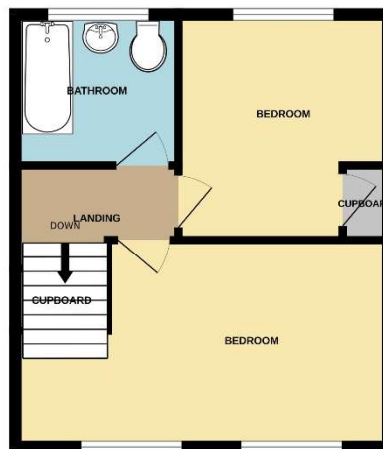
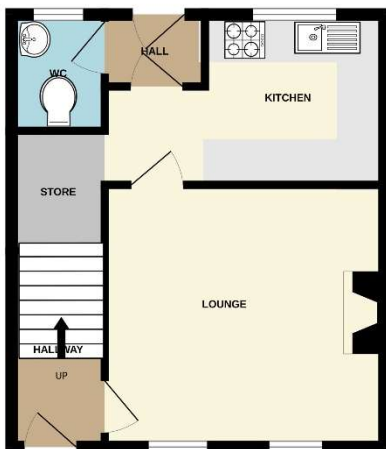
5'11" (1.8m) x 5'10" (1.78m)





GROUND FLOOR

1ST FLOOR



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
Vary energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running 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.