



Plymyard Avenue, Bromborough

£350,000



LESLEY HOOKS
ESTATE AGENTS





This modern and spacious detached home is situated on a desirable corner plot, offering an abundance of living space both inside and out. The ground floor accommodation has been thoughtfully extended to the side, creating a highly versatile layout. Upon entering, you are welcomed by a spacious hallway and a convenient downstairs WC. The generous living room flows seamlessly into the dining room, perfect for both relaxed family time and entertaining guests. A separate lounge provides a peaceful retreat, while the conservatory, with views of the garden, brings in plenty of natural light and creates a wonderful space for relaxation.

The kitchen is well-equipped, offering a practical space for home cooking. Upstairs, there are three bedrooms and a modern shower room, all beautifully presented and in excellent condition throughout.

Outside, the property boasts a delightful rear garden, featuring an artificial lawn for easy maintenance and providing the perfect space for outdoor enjoyment. The garden also has access to a detached garage and with gates allowing for additional parking. A driveway to the rear offers further parking in front of the garage, ensuring ample off-road space.



This immaculately presented home offers versatile living and is ideally located in a popular area, close to local amenities. With its spacious rooms, modern finishes, and practical outdoor space, this property is the perfect choice for a family looking for a well-maintained home in a sought-after location. Freehold. Council Tax Band D.

Hall

4'11" (1.5m) x 4'1" (1.24m)

Living Room

17'11" (5.46m) Max x 19'11" (6.07m) Max

Extended Lounge

15'6" (4.72m) x 11'9" (3.58m)

Dining Room

10'10" (3.3m) x 8'10" (2.69m)

Kitchen

12'0" (3.66m) x 9'3" (2.82m)

Downstairs WC

7'0" (2.13m) x 3'5" (1.04m)

Conservatory

14'0" (4.27m) x 12'2" (3.71m)

Bedroom One

13'8" (4.17m) x 10'1" (3.07m)

Bedroom Two

11'8" (3.56m) x 10'0" (3.05m)

Bedroom Three

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

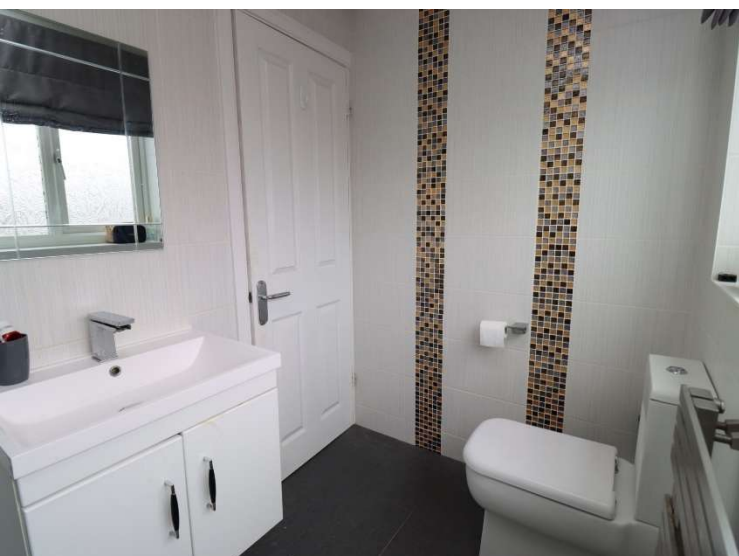
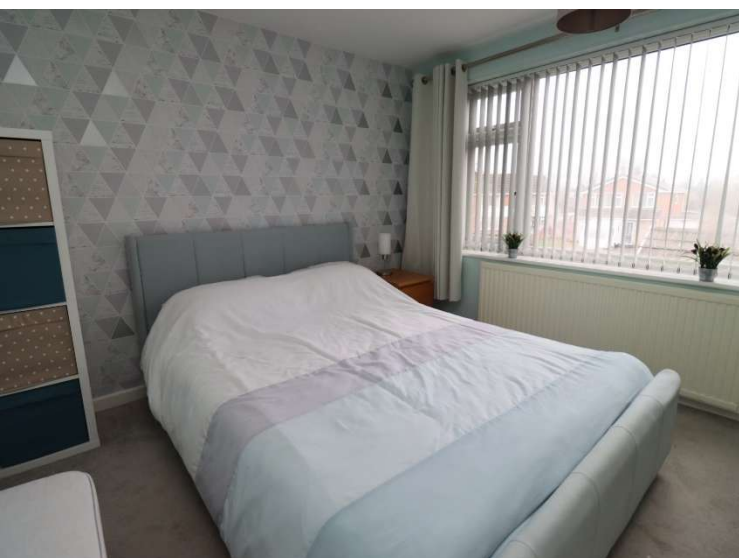
Shower Room

7'10" (2.39m) x 4'10" (1.47m)

Garage

17'11" (5.46m) x 8'9" (2.67m)



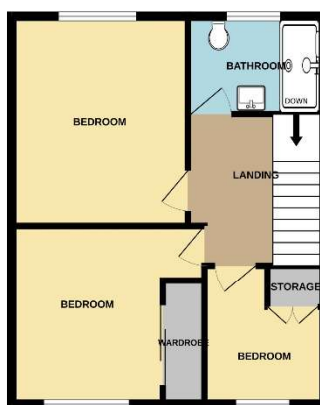




GROUND FLOOR



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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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.