

DRAFT DETAILS

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SALES & LETTINGS



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4 Bowness Avenue Wirral CH63

£360,000



- Impressive Semi-Detached Property
- Highly Sought After Location
- Open Plan Kitchen-Dining Space
- Loft Conversion
- Four Bedrooms
- Spacious Lounge
- Enclosed Rear Garden
- Garage & Driveway
- Tenure: Freehold
- Council Tax Band: C (Wirral Borough Council)

A stunning property that has been skilfully refurbished throughout to an impeccable standard with high quality fixtures and fittings. The property is located in a highly sought after area of Bromborough and is close to shops, transport links, and schools.

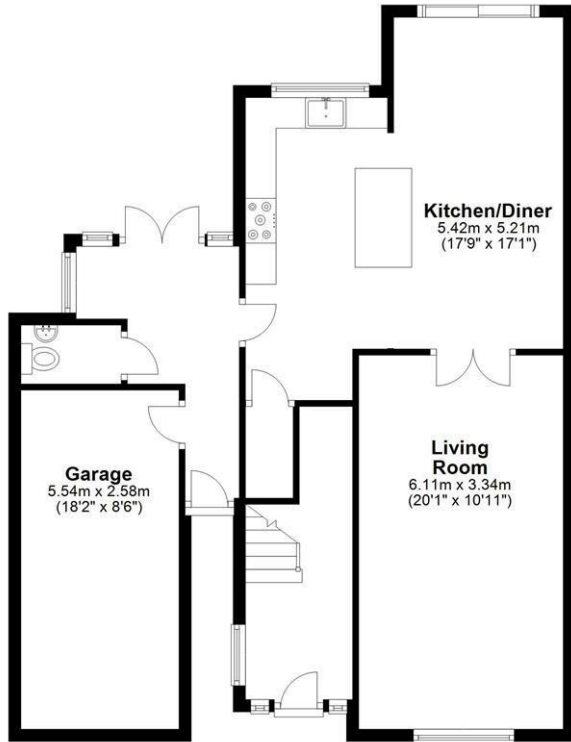
The current owners have undertaken an extensive scheme of renovation including the creation of a fantastic open plan kitchen-dining-living space which is perfect for modern living and entertaining.

The accommodation is arranged over three floors and comprises; entrance hallway with composite front door and stairs to the first floor. Off the hallway is the lounge with an inset gas fire and double doors opening to the open plan kitchen-living space. This room is open plan with a recently fitted kitchen. The kitchen is well-appointed with an excellent range of units, granite worktops and breakfast island, an integrated oven, microwave, hob and fridge and freezer. Off the kitchen is a utility area with toilet and access to the rear garden and front driveway. On the first floor there are two double bedrooms, one of which has extensive fitted wardrobes and there is a good size third bedroom, family bathroom and separate toilet. There is a fourth bedroom located on the second floor which has good eaves storage. Externally a driveway provides off road parking and at the rear there is an enclosed garden with lawn, patio area and timber shed.

This impressive home must be seen to appreciate the space and finish on offer and early viewing is essential.

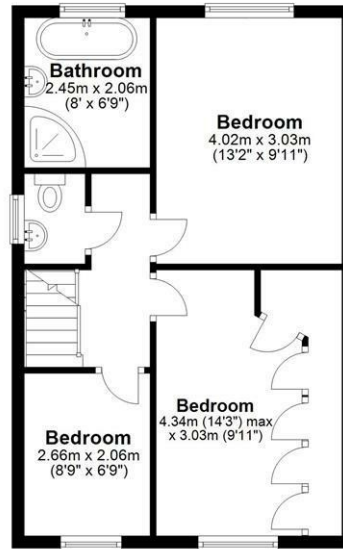
Ground Floor

Approx. 79.9 sq. metres (860.1 sq. feet)



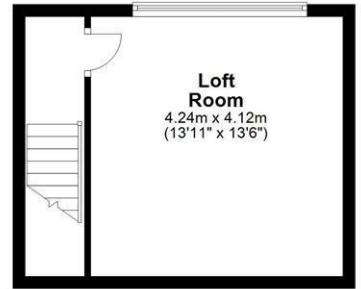
First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Room in Roof

Approx. 22.0 sq. metres (237.1 sq. feet)



Total area: approx. 145.9 sq. metres (1570.0 sq. feet)

4 Bowness Avenue, WIRRAL

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hallway

Living Room
20'0" x 10'11"

Kitchen-Dining Room
17'9" max x 17'1" max

Utility Area

W.C.

First Floor Landing

Bedroom One
13'2" x 9'11"

Bedroom Two
14'2" max x 9'11"

Bedroom Three
8'8" x 6'9"

Bathroom
8'0" x 6'9"

W.C.

Second Floor

Bedroom Four
13'10" x 13'6"









