



Brookhurst Avenue, Wirral CH63 0HS

welcome to

Brookhurst Avenue, Wirral

Twyneam, meaning "between two rivers", is a lovely 1960's built 4-bedroom detached family home that we are delighted to bring to the market. Offered with NO CHAIN, this property is situated in the heart of Bromborough, with plenty amenities within short walking distance.



Property Description

Twyneam, meaning "between two rivers", is a lovely 1960's built 4-bedroom detached family home that we are delighted to bring to the market. Offered with NO CHAIN, this property comprises of an entrance porch, hall, downstairs w/c, lounge, dining room, kitchen, conservatory, four spacious bedrooms, a family bathroom, loft space, rear garden and it's own off street parking. It also benefits from having a recently replaced roof, a new gas combi boiler installed, and Everest double glazing throughout. This property is situated in the heart of Bromborough, with plenty amenities in short walking distances including Bromborough Golf Course, and Brookhurst Primary School. Brookhurst Avenue offers nice walks to Dibbinsdale Brook and local nature reserves too. There are a number of local transport networks via bus routes to Liverpool and Chester, with a stop incredibly close to the house, and the property is also a ten minute walk to Bromborough Train Station with connections to Liverpool, Ellesmere Port and Chester.

Early Viewing is highly recommended! To register your interest and to book a viewing please contact the Jones and Chapman Bebington office. We're looking forward to taking your call.

Entrance Porch

Glass door leading to the hallway

Entrance Hall

Spacious hallway with a radiator, doors leading to lounge and kitchen.

Lounge

23' 8" x 11' 5" (7.21m x 3.48m)

Sliding patio doors to conservatory, doors leading to the kitchen and hall, carpeted flooring.

Kitchen

17' x 12' 5" (5.18m x 3.78m)

New, recently replaced gas combi boiler, plumbing for washing machine, Centre Island with sink and drainer, a range of Magnet wall, base and drawer

units. Large fitted dresser unit.

Conservatory

16' x 7' (4.88m x 2.13m)

Sliding doors into lounge.

Downstairs W/c

Two-piece suite comprising of a toilet and sink. Small UPVC double glazed window.

Landing

Storage cupboard, boarded loft access with ladder.

Bedroom One

12' x 12' (3.66m x 3.66m)

Double glazed window, radiator and built in wardrobes.

Bedroom Two

12' x 9' (3.66m x 2.74m)

Fitted wardrobe and safe, radiator, double glazed window and carpet flooring throughout.

Bedroom Three

8' x 8' (2.44m x 2.44m)

Double glazed window, radiator and overlooking back garden.

Bedroom Four

Double glazed window and radiator.

Bathroom

Shower over bath, radiator, low level dual flush WC, wash hand basin and electric shower.

Loft Space

Half board, insulated, light left to the loft entrance.

Outside Front Garden

Off street parking and a small front garden.

Rear Garden

Extensive rear mature gardens with an outdoor store, Gabriel Ash greenhouse.

Outbuilding

Garage with electric sockets, electric door, fuse box. Single shed, and green house in back garden.



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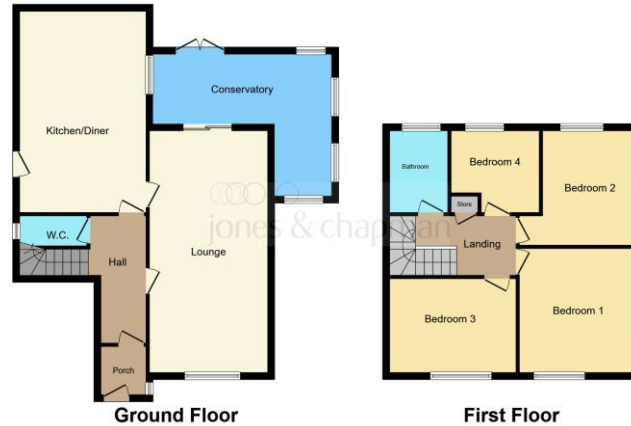
welcome to

Brookhurst Avenue, Wirral

- Offered with NO CHAIN
- This property has its own unique name Twyneam
- Four bedroom detached family home in the heart of Bromborough
- Entrance Porch, hall, lounge, kitchen and Dining Room
- Four spacious bedrooms, family bathroom & Loft space

Tenure: Freehold EPC Rating: E

£375,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEB109875 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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