



**Brookhurst Avenue, Wirral, CH63 0LE**



**welcome to**

**Brookhurst Avenue, Wirral**

Three-bedroom semi-detached house situated in a prime locale for reputable schools and great transport links, like the M53 and the Chester train line from Eastham Rake Station. Offering a double driveway, garage, and grassy rear garden, this is not one to be missed!



## Property Description

Entering the property, you're greeted by an airy hallway with stairs to the first floor and access into the kitchen and living room. The living room has an opening into the rear reception room, currently established as a dining room. It still has the feel of two reception rooms, but now with the added benefit of both being flooded with natural light, from the windows to the front and rear aspect, additionally there is a patio door leading into the garden. The kitchen offers ample counter and cupboard space for all your culinary needs, with another back door.

Upstairs are two double bedrooms and a generously sized third, serviced by a three-piece suite family bathroom. The back bedroom is equipped with fitted wardrobes with mirrored sliding doors.

Externally, to the rear, the garden is mainly laid to lawn with some patio space at the top and bottom of the garden. The garage is well-proportioned offering plenty of external storage space. To the front a multi-car driveway and small grassy garden, adding to the curb appeal of this family home.

### Living Room

12' 1" x 10' 7" ( 3.68m x 3.23m )

### Dining Room

10' 8" x 8' 6" ( 3.25m x 2.59m )

### Kitchen

10' 8" x 8' 5" ( 3.25m x 2.57m )

### Bedroom One

13' x 9' 9" ( 3.96m x 2.97m )

### Bedroom Two

10' 10" x 9' 10" ( 3.30m x 3.00m )

### Bedroom Three

9' 11" x 6' 4" ( 3.02m x 1.93m )

### Family Bathroom

6' 4" x 5' 11" ( 1.93m x 1.80m )



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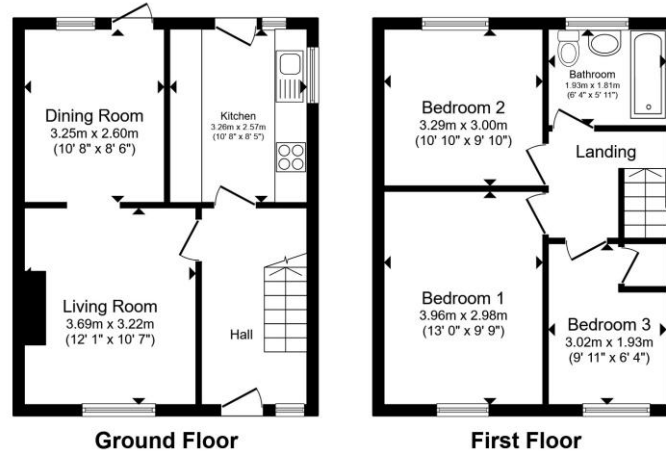
## Brookhurst Avenue, Wirral

- Three bedroom semi-detached house
- Family home
- Driveway, garage and grassy garden
- Closest train station Eastham Rake (0.7Mi)
- Close to reputable schools

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£220,000**



Total floor area 74.6 m<sup>2</sup> (803 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB110648 - 0003

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