

Brennan Ayre O'Neill

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Freehold



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EPC

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Council Tax

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Raeburn Avenue, Bromborough

Price

£364,950

19567006

If your looking for 4 bedrooms, you need to see this property! Offering a 2 story side extension which incorporates a utility or reception on the ground floor with an additional bedroom and shower room above whilst to the rear you will find a large conservatory links the living space with the large private garden. You will also find an open plan breakfast kitchen with island and a separate lounge.

Approach

For those that dont know, Raeburn Avenue is a lovely tree lined street with predominately traditional 1930s semis on either side. This particular property offers a 2 story side extension.

You will find ample off road parking at the front with central entrance.

From the hallway you have access to principle rooms and stairs to the first floor. Starting on the right hand side you will find a utility space which has been the play room / snug and currently the utility room with plumbing for white goods and French doors opening onto the garden.

On the left of the hall you have the another well proportioned reception room with bay window to the front allowing natural light to pour in.

Making your way to the rear you will find the open plan breakfast kitchen which offers a wide range of white wall and base units with contrasting worktop, island with inset hob and integrated appliances including oven, microwave, dishwasher, fridge and freezer with aspect to the rear. From here you have sliding doors which connect into the large conservatory at the rear with French doors opening onto the garden.

Making your way upstairs

The landing splits to the left and right providing access to principle rooms.





4 bedrooms in total with fitted wardrobes and 2 bath / shower rooms.

Outside

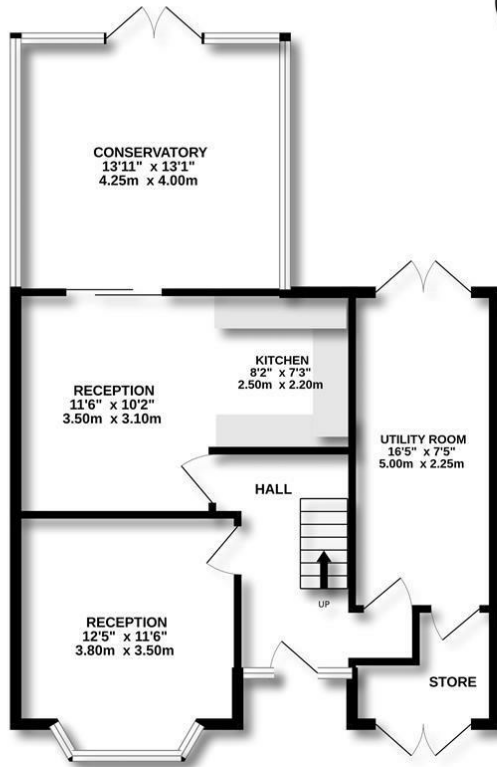
A family garden to go with this family home.

Patio area to the immediate rear which continues to the side with raised decking and connects to the extension.

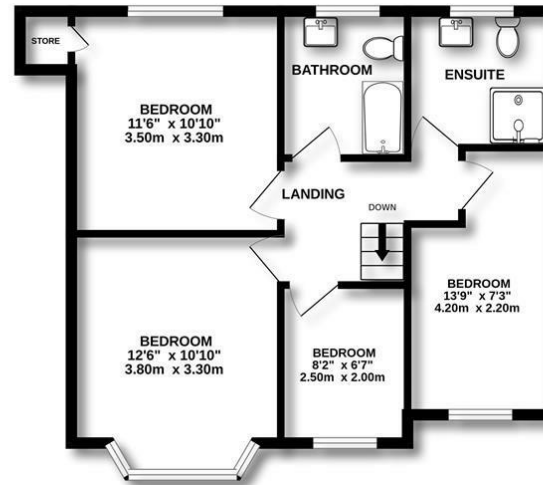
The majority of the garden is laid to lawn with planted borders and fence boundaries providing privacy with timber cabin having electric light and power.



GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 sq.m.) approx.

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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Viewing

Please contact our Brennan Ayre O'Neill - Bromborough Office on 0151 343 9060 if you wish to arrange a viewing appointment for this property or require further information.

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