



Princes Avenue, Bromborough

£1,400 PCM



LESLEY HOOKS
ESTATE AGENTS





Welcome to your dream home! This stunning and extended semi-detached house is nestled in a sought-after area, offering the perfect blend of modern living and convenience. Located close to local shops, schools, and excellent transport links, this property is ideal for families and professionals alike. Step inside to discover a beautifully designed interior, featuring uPVC double glazing and efficient combi-fired gas central heating. The welcoming hallway leads you into a cosy lounge, perfect for relaxing evenings. The heart of the home is the superb open-plan kitchen and family room, boasting a range of integrated appliances, a stylish island unit, and expansive Bi-fold doors that open out to the serene rear garden. Adjacent to this space, you'll find an inviting sitting room, also with Bi-fold doors to the garden, creating a seamless indoor-outdoor living experience. Additional conveniences include a utility room, a downstairs WC, and access to the garage space fitted with an electric roller shutter door. Upstairs, the first floor offers three generously sized bedrooms, two of which feature fitted slide robes for ample storage. The contemporary three-piece bathroom suite includes a shower and a shower screen over the bath, adding a touch of luxury. On the second floor, the master bedroom awaits, complete with extra storage and a private ensuite shower room, providing a tranquil retreat. Outside, the front of the property features a driveway with off-road parking for two cars. The rear garden is a true oasis, with a spacious patio area perfect for entertaining or unwinding in the fresh air. This remarkable home combines comfort, style, and practicality in a prime location. Don't miss your chance to make it yours! Council tax band D.



Hallway

12'6" (3.81m) x 6'7" (2.01m)

Lounge

12'6" (3.81m) Into Bay x 10'7" (3.23m)

Open Plan Kitchen Family Room

18'8" (5.69m) Max x 17'9" (5.41m) Max

Sitting Room

18'7" (5.66m) x 7'1" (2.16m)

Utility Room

6'6" (1.98m) x 4'11" (1.5m)

Downstairs WC

6'6" (1.98m) x 2'11" (0.89m)



Bedroom Two

11'11" (3.63m) Into Bay x 10'9" (3.28m)

Bedroom Three

12'6" (3.81m) x 10'11" (3.33m)

Bedroom Four

7'3" (2.21m) x 6'6" (1.98m)

Bathroom 7'8" (2.34m) x 6'4" (1.93m)

Bedroom One

16'5" (5m) x 10'4" (3.15m)

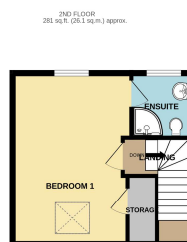
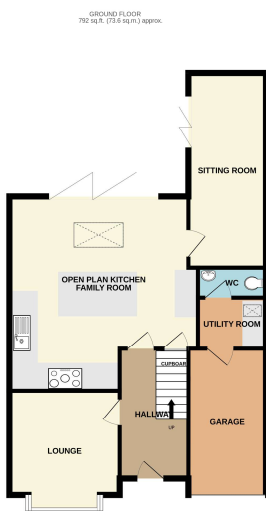
En-Suite Shower Room

5'11" (1.8m) x 5'9" (1.75m)

Garage Space

14'1" (4.29m) x 7'6" (2.29m)





TOTAL FLOOR AREA: 1475 sq ft. (137.0 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex 12/2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.