



Raeburn Avenue, Bromborough

£250,000



LESLEY HOOKS
ESTATE AGENTS





This beautifully presented three-bedroom semi-detached home offers the perfect blend of spacious family living, modern comfort, and excellent outdoor space. Immaculately maintained throughout and presented in superb condition, this is a property that is ready to move straight into, making it an ideal choice for families, first-time buyers, or anyone looking for a home that requires little to no work.

Upon entering the property, you are welcomed by a bright and inviting entrance hall, setting the tone for the well-appointed accommodation that follows. The generous lounge provides a warm and comfortable living space, perfect for relaxing with family or entertaining guests. The separate dining room offers an excellent setting for formal meals and family gatherings, with ample space for a large dining table.

The modern kitchen is both stylish and practical, offering an excellent range of fitted units, generous work top space, and room for appliances, making it ideal for everyday family life. To the rear of the property, the delightful conservatory provides an additional reception area filled with natural light, creating the perfect place to enjoy views over the garden all year round. Whether used as a sitting room, playroom, or home office, this versatile space adds to the appeal of the property.

The first floor comprises three well-proportioned bedrooms, all beautifully presented and offering comfortable accommodation. The family bathroom is finished to a high standard and features contemporary fixtures and fittings, providing a stylish and functional space.

Externally, the property continues to impress. The attractive rear garden offers a private and well-maintained outdoor space, perfect for relaxing, entertaining, or enjoying time with family. To the front, a driveway provides off-road parking for multiple vehicles and leads to the garage, offering additional parking, storage, or workshop potential.

Hall

14'5" (4.39m) x 3'9" (1.14m)

Lounge

13'0" (3.96m) x 11'0" (3.35m)

Diner

12'4" (3.76m) x 10'6" (3.2m)

Kitchen

9'0" (2.74m) x 7'0" (2.13m)

Conservatory

8'2" (2.49m) x 6'11" (2.11m)

Bedroom One

13'3" (4.04m) x 10'7" (3.23m)

Bedroom Two

11'6" (3.51m) x 10'6" (3.2m)

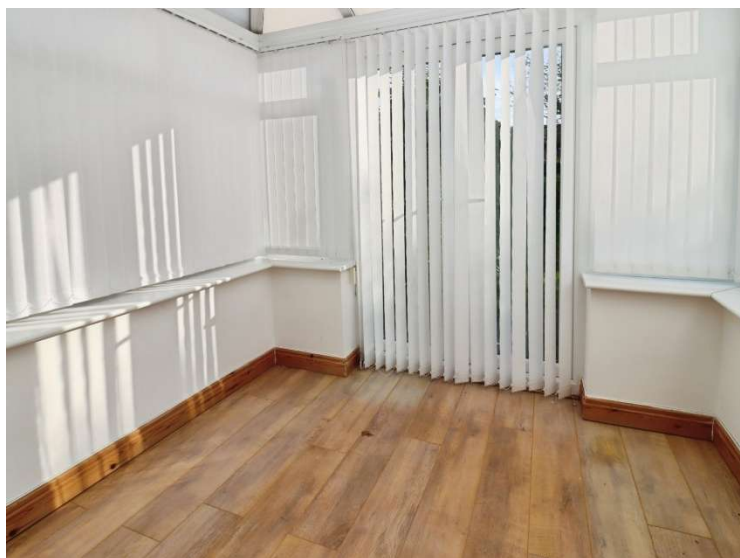
Bedroom Three

8'3" (2.51m) x 6'7" (2.01m)

Bathroom

6'9" (2.06m) x 6'5" (1.96m)







GROUND FLOOR:

1ST FLOOR:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.