



Raeburn Avenue

£269,995



LESLEY HOOKS
ESTATE AGENTS





Wow! This house offers some pretty impressive accommodation. Having uPVC double glazing and combi fired gas central heating the layout briefly comprises porch, hallway, lounge, smart fitted kitchen, dining room and a conservatory. Upstairs there are three bedrooms and a bathroom. To the second floor there is a loft/occasional bedroom with skylight. To the front of the property there is a driveway with off road parking leading to the garage. To the rear, there is a most divine garden with patio area. Situated in a popular residential area, the property is within easy of local schools, amenities and transport links.

Porch

8'11" (2.72m) x 4'11" (1.5m)

Entrance porch with door to the side and window to the front and side.

Hallway

11'6" (3.51m) x 6'4" (1.93m)

Laminate floor, under stairs store cupboard.

Lounge

12'9" (3.89m) x 10'10" (3.3m)

Bay window to the front, gas feature fireplace, arch through to dining room.

Dining Room

11'8" (3.56m) x 10'3" (3.12m)

Space for table and chairs, patio doors leading onto the conservatory.

Kitchen

11'6" (3.51m) x 6'4" (1.93m)

Modern kitchen with integrated oven, hob, extractor, fridge and dishwasher, door and window out to the conservatory.

Conservatory

14'6" (4.42m) x 11'5" (3.48m)

Currently used as a further dining room with doors onto garden.

Bedroom One

13'5" (4.09m) x 10'6" (3.2m)

Window to the front, built in wardrobe.

Bedroom Two

11'2" (3.4m) x 10'6" (3.2m)

Window to the rear, built in wardrobe.

Bedroom Three

8'7" (2.62m) x 6'9" (2.06m)

Window to the front.

Shower Room

7'4" (2.24m) x 6'6" (1.98m)

Shower with shower screen, vanity basin and wc, window to the rear.

Occasional Bedroom/Loft Room

17'3" (5.26m) x 10'6" (3.2m)

Stairs up to loft room, with plenty of space for a further fourth bedroom, laminate floor, skylight.

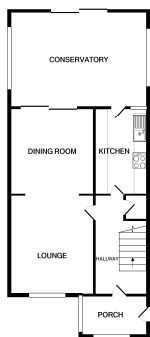
Summer House

11'1" (3.38m) x 9'0" (2.74m)

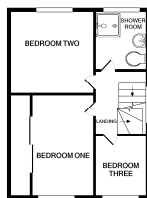
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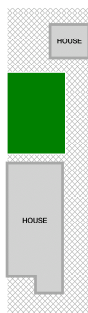
GROUND FLOOR



1ST FLOOR



2ND FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan, the dimensions of the house, including the conservatory, are not guaranteed to be correct. The dimensions of the house, including the conservatory, are not guaranteed to be correct. The dimensions of the house, including the conservatory, are not guaranteed to be correct.

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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.