



Kilburn Avenue, Bromborough

Offers Over £270,000



LESLEY HOOKS
ESTATE AGENTS





The property comprises a welcoming entrance hall leading to a large lounge featuring an attractive fireplace and double doors opening onto the patio area, creating the perfect space for both relaxing and entertaining.

The modern kitchen is fitted with a range of units at both eye and floor level and benefits from a brand-new integrated oven and hob. A useful utility area provides additional storage and practicality.

There are three well-proportioned bedrooms and a stunning brand-new family bathroom, complete with a heated towel rail, deep panelled bath with power shower over, stylish vanity units, and contemporary fittings.

Further benefits include brand-new carpets throughout, gas central heating, and double glazing.

Externally, the property boasts a double driveway leading to the garage, providing ample off-road parking. To the rear is a substantial enclosed garden, offering plenty of space for children to play, outdoor entertaining, or a kick-about with a football.

And did we mention the location? Perfectly positioned between Raeburn Avenue and Heygarth Road, this home is ideally placed for families, with local schools just a short stroll away – meaning the kids can practically jump out of bed and straight into school.

Early viewing is highly recommended to fully appreciate everything this superb home has to offer.



Hallway

10'5" (3.18m) x 9'7" (2.92m)

Lounge

15'0" (4.57m) x 15'0" (4.57m)

Kitchen/Breakfast Room

15'0" (4.57m) x 14'3" (4.34m)

Bedroom One

15'5" (4.7m) x 10'4" (3.15m)

Bedroom Two

12'3" (3.73m) Max x 6'10" (2.08m) Max
Narrowing to 7'5 x 2'8

Bedroom Three

11'4" (3.45m) x 9'5" (2.87m)

Bathroom

7'10" (2.39m) x 6'0" (1.83m)

Garage

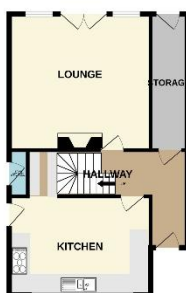
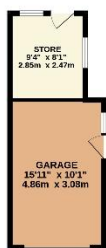
11'9" (3.58m) x 6'11" (2.11m)







GROUND FLOOR



1ST FLOOR



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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.

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