



Marfords Avenue, Bromborough

£425,000



LESLEY HOOKS
ESTATE AGENTS





This charming three-bedroom detached home on Marfords Avenue enjoys a truly enviable position, with an open aspect to the rear overlooking Marfords Park.

The property comprises an inviting entrance hallway leading through to a comfortable lounge, which opens into a spacious kitchen/diner complete with a breakfast bar—perfect for modern family living and entertaining. From here, a bright conservatory with skylights offers a wonderful additional living space, with lovely views across the garden. There is also a useful utility room and a second reception room, currently used as a home office/sitting room, which could easily serve as a downstairs bedroom if required. A convenient downstairs WC completes the ground floor.

To the first floor are three well-proportioned bedrooms and a stylish four-piece family bathroom suite.

Externally, the rear garden is a generous size and beautifully maintained, featuring shrubs, fruit trees, and well-stocked borders, all enhanced by the delightful open outlook onto Marfords Park. To the front, a large driveway provides ample parking for several vehicles.

You couldn't ask for a nicer spot—this is a truly lovely home in a fantastic setting. Come and take a look.



Entrance Hall

11'0" (3.35m) x 7'7" (2.31m)

Downstairs WC

4'10" (1.47m) x 3'0" (0.91m)

Lounge

15'6" (4.72m) x 12'9" (3.89m)

Sitting Room/Office

18'2" (5.54m) x 8'0" (2.44m) Max

Utility Room

10'8" (3.25m) x 9'11" (3.02m)
5'11 x 3

Kitchen

22'10" (6.96m) x 11'4" (3.45m)

Conservatory

12'10" (3.91m) x 12'1" (3.68m)

Bedroom One

12'0" (3.66m) x 11'5" (3.48m) Max

Bedroom Two

12'0" (3.66m) x 11'4" (3.45m)

Bedroom Three

10'5" (3.18m) x 8'4" (2.54m)

Bathroom

8'6" (2.59m) x 6'6" (1.98m)

Garage

9'0" (2.74m) x 8'9" (2.67m)

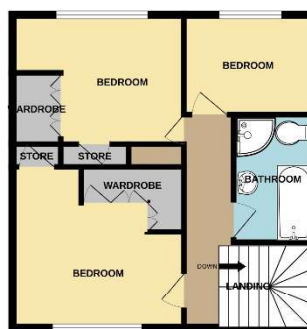






GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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 only 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		84
(69-80)	C		
(56-68)	D	68	
(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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