



# Kilburn Avenue, Bromborough

£300,000



**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)





