
HUNTERS®
HERE TO GET you THERE
87 Dearnford Avenue, Bromborough, CH62 6DX

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Offers In Excess Of £270,000

We welcome to the market this Roberts Sloss home. These builders had favoured reputation and their properties are always in demand.

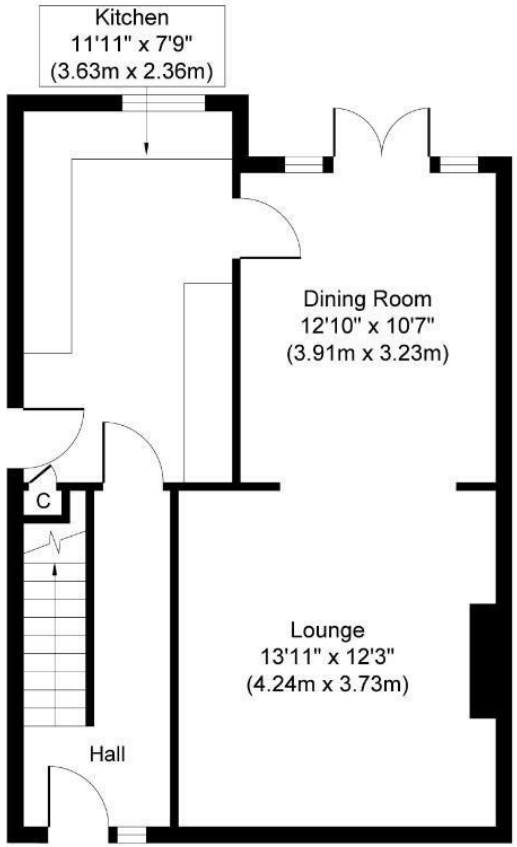
Number 87 presents to a very high standard and in our opinion, offers ready to move into living space. The property features fitted kitchen with five burner gas range, contemporary bathroom (converted to a shower room) in black and white which looks immaculate, good airy living space, extended off road parking and a rear garden with two decked areas and garage.

The established residential area just off Plymyard Avenue is well respected and is situated between Eastham and Bromborough, both of which offer a good selection of local shops together with some national brands.

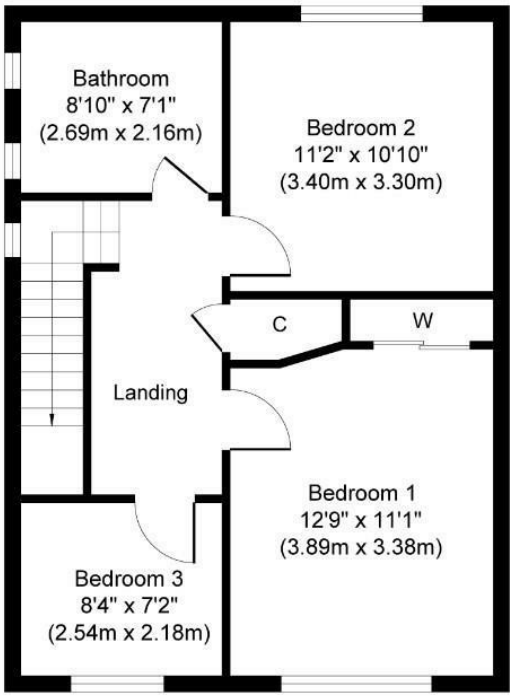
If you need good links to surrounds centres of commerce, the area is well served by train, bus and motorway networks.

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Ground Floor
Approximate Floor Area
552 sq. ft
(51.28 sq. m)



First Floor
Approximate Floor Area
530 sq. ft
(49.23 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Entrance Hall

Laminate flooring, central heating radiator, stairs to first floor.

Lounge

12'3" x 13'11"

A well proportioned room with fire surround and inset gas fire as the focal point, laminate flooring, double glazed window to front elevation, central heating radiator. Archway leads to:-

Dining Room

12'10" x 10'7"

Laminate flooring, central heating radiator, French doors leading to the rear decked area and garden beyond. Door to:-

Kitchen

11'11" x 7'9"

Modern style fitted kitchen with a comprehensive range of wall and base units, fitted five burner gas range, dishwasher recess, plumbing for automatic washing machine, understairs cupboard currently housing fridge freezer, double glazed window to rear elevation, side access door.

First Floor

Staircase leads from hall to first floor landing with double glazed window to side elevation, loft access.

Bedroom One

11'1 x 12'9" (excluding depth of wardrobes)

Laminate floor, central heating radiator, double glazed window to front elevation.

Bedroom Two

11'2" x 10'10"

Laminate floor, central heating radiator, double glazed window to rear elevation.

Bedroom Three

8'4" x 7'2"

Laminate floor, central heating radiator, double glazed window to front elevation.

Bathroom

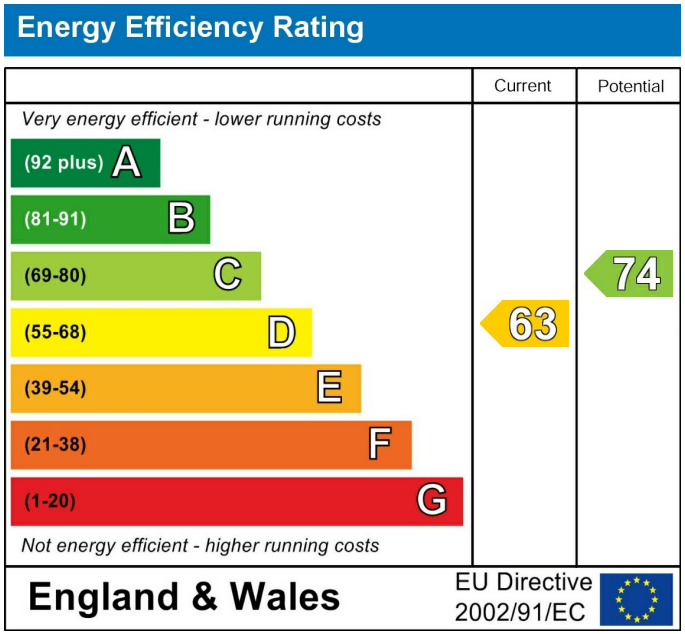
8'10" x 7'1"

What a fantastic, contemporary bathroom that has been fitted to a high standard. Presenting in a black and white style, it has been converted to create a large walk-in shower in place of the bath, floating vanity unit with drawers and integrated wash hand basin, low level WC, illuminated mirror, two double glazed windows to side elevation, central heating radiator.

Outside

To the front there is an extended parking area in black and white stone which compliments the original driveway which extends down the side of the property to the single garage.

To the rear there is a decked area from the French doors, shaped lawn with mature well stocked borders leading to a gravel area and second decked area.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











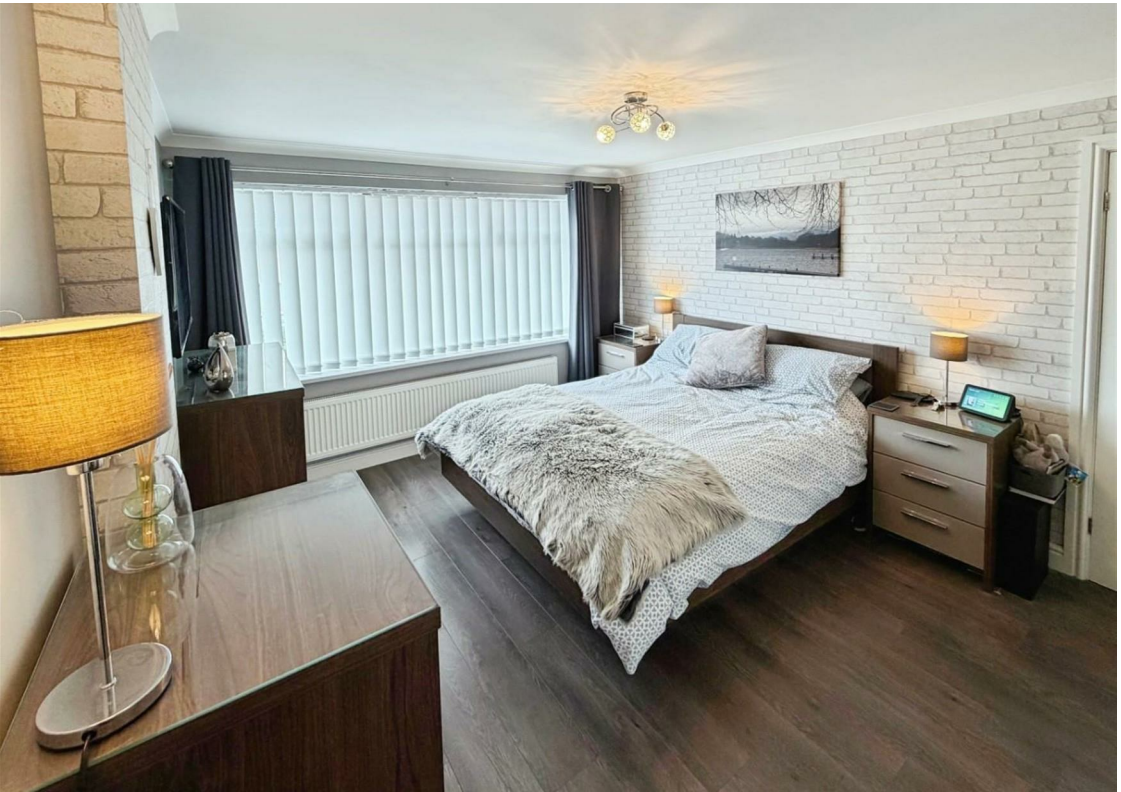















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