



Dearnford Avenue, Bromborough

£1,150 PCM



LESLEY HOOKS
ESTATE AGENTS





Lesley Hooks Estate Agents are delighted to offer to let this beautifully presented three bedroom semi-detached home, ideally situated within easy walking distance of local shops, well-regarded schools and excellent transport links. Tastefully appointed throughout and benefitting from uPVC double glazing and combi fired gas central heating, this charming property is sure to appeal to a wide range of tenants and early viewing is strongly recommended to avoid disappointment. The accommodation briefly comprises: A welcoming entrance hall with the added convenience of a built-in storage cupboard, leading through to a comfortable lounge featuring a characterful fireplace — perfect for relaxing evenings at home. To the rear, a well-proportioned fitted kitchen dining room provides an ideal space for everyday family life, complete with oven and four ring gas hob. To the first floor, three good sized bedrooms offer flexible accommodation, whilst a stylish, fully tiled three piece bathroom with shower over the bath completes the internal layout beautifully. Externally, to the front of the property a private driveway provides valuable off road parking. To the rear, a most delightful enclosed garden awaits, featuring a patio area — ideal for outdoor dining and entertaining — together with a useful garden shed for additional storage. Offered to let in excellent decorative order, this wonderful home truly must be seen to be fully appreciated. Call Lesley Hooks today to arrange your viewing — properties of this calibre don't stay available for long! Council tax band C. EPC rating C



Hall

7'5" (2.26m) x 5'1" (1.55m)

Lounge

15'7" (4.75m) x 14'6" (4.42m) Max

Kitchen Dining Room

14'6" (4.42m) x 8'4" (2.54m)

Bedroom One

13'11" (4.24m) x 8'3" (2.51m)

Bedroom Two

10'2" (3.1m) x 8'3" (2.51m)

Bedroom Three

9'4" (2.84m) Max x 6'1" (1.85m)

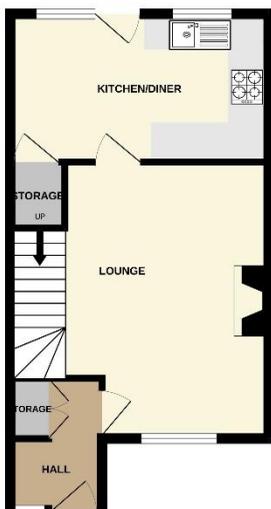
Bathroom

6'1" (1.85m) x 6'0" (1.83m)

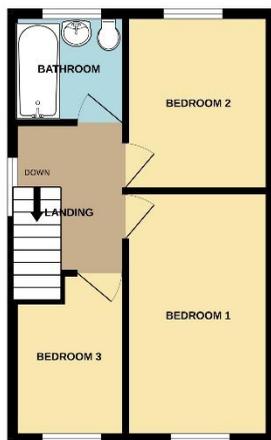




GROUND FLOOR
361 sq ft. (33.5 sq.m.) approx.



1ST FLOOR
347 sq ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq ft. (65.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, fittings and any other items are approximate and the responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and the guarantee is in effect only if it appears on the plan.
Made with SketchUp 2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us:

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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.