



Raeburn Avenue, Bromborough

£295,000



LESLEY HOOKS
ESTATE AGENTS





Deceptively spacious and bursting with natural light, this semi-detached home is a perfect blend of style, comfort, and family-friendly living. Step inside to discover a cosy sitting room and an open-plan lounge that flows effortlessly into a fitted kitchen and bright conservatory—ideal for entertaining, family meals, or simply relaxing in comfort. Upstairs, three generous bedrooms feature fitted sliding wardrobes, while a stylish four-piece bathroom with a roll-top bath adds a touch of elegance and luxury to your daily routine. Outside, the property offers a driveway with off-road parking leading to the garage, plus a generous rear garden with patio, summer house, and storage shed—perfect for alfresco dining, play, or simply enjoying the outdoors. Conveniently located within easy reach of local shops, schools, and excellent transport links, this home combines modern family living with practical convenience. Don't miss the opportunity to make it your own. Council tax band C. Freehold.



Porch

5'11" (1.8m) x 5'2" (1.57m)

Hallway

14'1" (4.29m) x 6'0" (1.83m)

Sitting Room

12'10" (3.91m) Into Bay x 11'1" (3.38m)

Lounge

11'7" (3.53m) x 10'4" (3.15m)

Kitchen

8'5" (2.57m) x 7'2" (2.18m)

Conservatory

11'3" (3.43m) x 9'9" (2.97m)



Bedroom One

12'11" (3.94m) Into Bay x 10'5" (3.18m) Into Wardrobe Recess

Bedroom Two

11'6" (3.51m) x 10'5" (3.18m) Into Wardrobe Recess

Bedroom Three

8'1" (2.46m) x 6'5" (1.96m)

Bathroom

7'0" (2.13m) x 6'7" (2.01m)

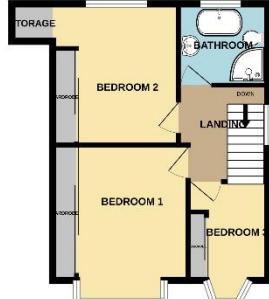




GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



Energy Efficiency Rating

The figure shows a vertical scale for energy efficiency ratings in England & Wales. The scale ranges from 'Very energy efficient - lower running costs' at the top to 'Not energy efficient - higher running costs' at the bottom. The ratings are color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (orange-red), and G (red). Each rating is accompanied by a numerical range in parentheses. To the right of the scale, there are two numerical values: 81 (green arrow) and 61 (yellow arrow). The table below provides the data for each rating.

Rating	Current	Potential
Very energy efficient - lower running costs (82 Plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

TOTAL FLOOR AREA : 1112 sq ft. (103.3 sq m) approx.
Whilst every effort 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 cost, omission or mis-statement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Valve Model 0528

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 or 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.