



Gorsefield Avenue, Bromborough

£295,000



LESLEY HOOKS
ESTATE AGENTS





This traditional three-bedroom semi-detached home offers generous accommodation throughout and is sure to impress from the moment you step inside. The property comprises a welcoming entrance hall, a bright lounge which flows through an open archway into the dining room, creating an ideal space for both relaxing and entertaining. The fitted kitchen features a breakfast bar and an abundance of storage units, perfectly suited to modern family living.

Upstairs, there are three well-proportioned bedrooms and a family bathroom complete with a four-piece suite. Externally, the property benefits from a driveway leading to a garage, while to the rear is a private garden with patio area, ideal for outdoor dining and leisure.



Situated in a fantastic location close to all local amenities, this is one of the highly regarded Robert & Sloss homes, known for being larger than the average semi-detached—something that truly becomes apparent upon viewing. Early viewing is highly recommended to appreciate the space on offer.

Entrance Hallway

16'0" (4.88m) x 6'2" (1.88m)

Lounge

16'0" (4.88m) x 12'4" (3.76m)

Dining Room

13'0" (3.96m) x 10'2" (3.1m)

Kitchen/Breakfast Room

12'9" (3.89m) Max x 12'0" (3.66m) Max

Bedroom One

16'8" (5.08m) x 11'5" (3.48m)

Bedroom Two

14'3" (4.34m) x 11'8" (3.56m)

Bedroom Three

8'6" (2.59m) x 7'0" (2.13m)

Bathroom

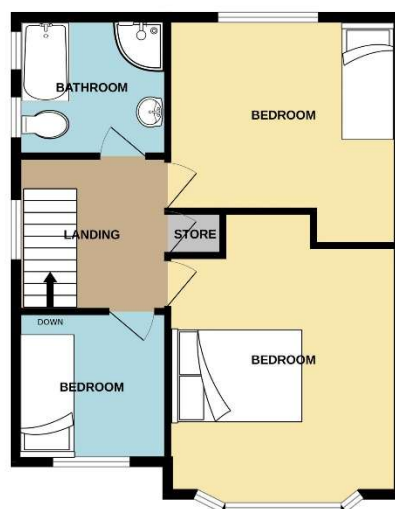
8'10" (2.69m) x 7'0" (2.13m)

Garage

21'6" (6.55m) x 9'7" (2.92m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	80
(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		

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.