



# Queensbury Avenue, Bromborough

Offers Over £280,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this delightful semi-detached home, offering a perfect blend of comfort and convenience. This lovely property is perfect for families, first-time buyers, or those looking to upsize.

Step inside to a welcoming hallway, leading to a bright and spacious lounge, perfect for relaxing or entertaining. A separate sitting room offers additional living space, whether you need a cosy retreat or a stylish dining area. The kitchen provides ample storage and workspace, making meal preparation a breeze.

To the first floor you will find three generously sized bedrooms and a modern three-piece family bathroom. Outside, the property boasts a driveway and garage, providing plenty of off-road parking and storage. The real highlight is the south-westerly facing garden, ideal for soaking up the sunshine and enjoying outdoor gatherings. Ideally situated within walking distance of Bromborough Village. Bromborough retail park with its array of stores, restaurants and leisure pursuits are a short drive away. Local primary and secondary schools are within easy reach. Rail and bus routes are also within easy walking distance. Freehold, Council tax band C, Ultra fast broadband.

### **Hallway**

16'2" (4.93m) x 6'11" (2.11m)

### **Lounge**

15'3" (4.65m) Into Bay x 12'3" (3.73m)

### **Sitting Room**

12'10" (3.91m) x 11'10" (3.61m)

### **Kitchen**

11'9" (3.58m) Max x 15'9" (4.8m)

### **Bedroom One**

15'3" (4.65m) x 12'5" (3.78m)

### **Bedroom Two**

12'10" (3.91m) x 11'10" (3.61m)

### **Bedroom Three**

9'1" (2.77m) x 6'11" (2.11m)

### **Bathroom**

7'8" (2.34m) Max x 7'3" (2.21m)



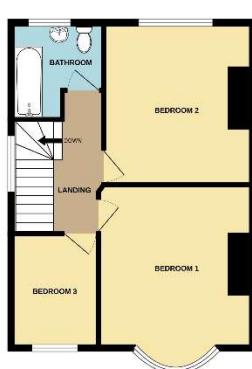




GROUND FLOOR



1ST FLOOR



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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.