



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)







While every attempt has been made to ensure the accuracy of the floorplan, it is not a guarantee of accuracy. The floorplan is a guide only and should not be used as a basis for any decision. The floorplan is a guide only and should not be used as a basis for any decision. The floorplan is a guide only and should not be used as a basis for any decision.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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