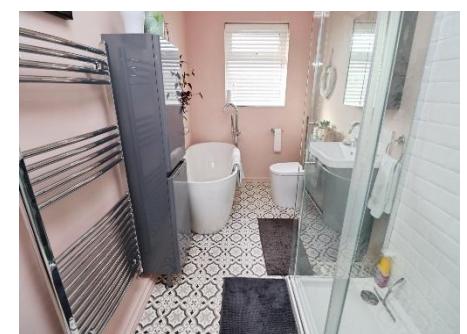




# Birkdale Avenue, Bromborough

£350,000



**LESLEY HOOKS**  
ESTATE AGENTS





This beautifully presented and thoughtfully planned spacious detached bungalow is ready to move straight into and offers comfortable, modern living throughout. Benefiting from uPVC double glazing and combi-fired gas central heating, the accommodation is both practical and inviting.

The layout begins with a welcoming hallway featuring a useful built-in cloaks cupboard. The lounge is a lovely relaxing space, enhanced by a feature fireplace, while the smart fitted kitchen comes complete with integrated fridge freezer and dishwasher. Open access leads seamlessly into the dining room, where sliding patio doors open out onto the decked patio, creating a perfect space for entertaining and indoor-outdoor living.

There are two generous double bedrooms, with the main bedroom enjoying the added luxury of an en-suite shower room. A stylish four-piece family bathroom completes the accommodation, featuring an elegant slipper bath. The integral garage is conveniently accessed directly from the hallway and benefits from plumbing for a washing machine and a vent for a dryer along with a handy electric garage door.

Outside, the property continues to impress. To the front there is a driveway providing off-road parking, while to the rear lies a truly divine, southerly-facing garden. Designed for ease of maintenance and enjoyment, it features an artificial lawn, paved seating area and a raised composite deck — ideal for relaxing or entertaining in the sunshine.

Ideally situated within easy reach of local shops and transport links, this superb bungalow combines style, space and convenience, making it a wonderful place to call home, Council tax band D. Freehold. No Onward Chain.



#### **Hallway**

22'6" (6.86m) x 8'7" (2.62m) Max

#### **Lounge**

17'1" (5.21m) x 11'10" (3.61m)

#### **Kitchen**

14'0" (4.27m) x 10'4" (3.15m)

#### **Dining Room**

13'8" (4.17m) x 10'11" (3.33m)

#### **Bedroom One**

13'8" (4.17m) x 13'7" (4.14m)

#### **En-Suite**

10'1" (3.07m) x 3'1" (0.94m)

#### **Bedroom Two**

13'8" (4.17m) x 8'11" (2.72m)

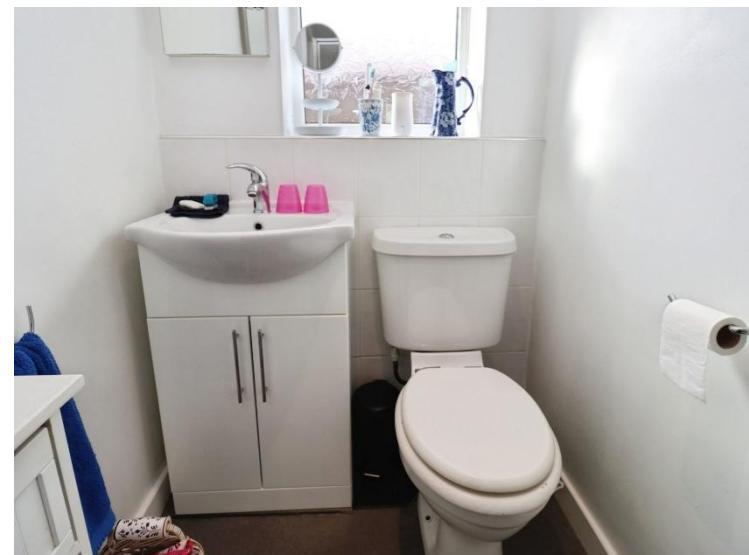
#### **Bathroom**

10'2" (3.1m) x 6'2" (1.88m)

#### **Garage**

16'7" (5.05m) x 10'2" (3.1m)







GROUND FLOOR  
1233 sq.ft. (114.5 sq.m.) approx



## Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A (most efficient) to G (least efficient). The x-axis represents the percentage of buildings, with a green arrow pointing to the right. The y-axis lists the ratings and their corresponding ranges:

Rating	Range (%)	Current (%)	Potential (%)
A	(92 Plus)	~10	~10
B	(81-91)	~15	~15
C	(69-80)	~20	~20
D	(55-68)	~25	~25
E	(39-54)	~30	~30
F	(21-38)	~35	~35
G	(1-20)	~40	~40

Below the chart, the text "Not energy efficient - higher running costs" is written in a grey font.

## Contact Us:

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**TOTAL FLOOR AREA: 1233 sq. ft. (114.5 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the information contained herein, no measurements of doors, windows, rooms and any other items are approximate and no reliance may be placed on any one item. Elevation is the designer's. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency that can be given.  
Matched to: **COL200**

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.