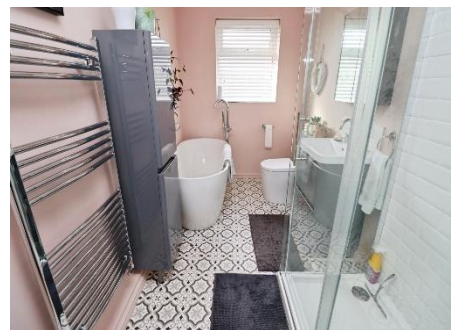




Birkdale Avenue, Bromborough

£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)

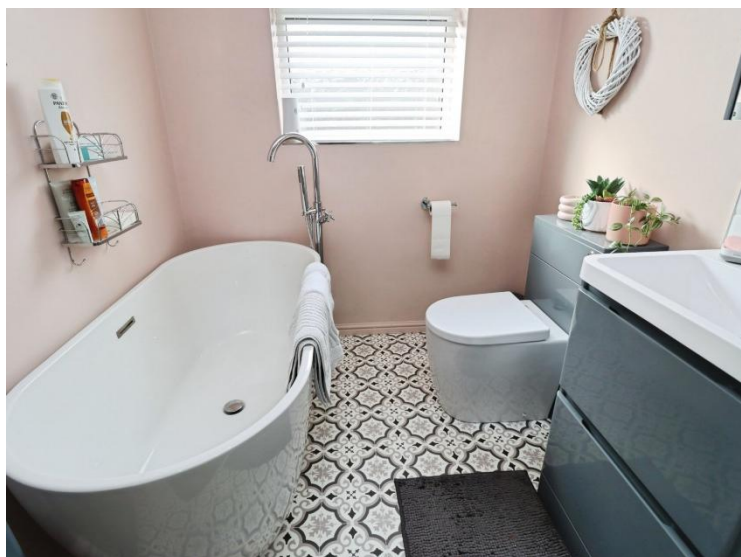
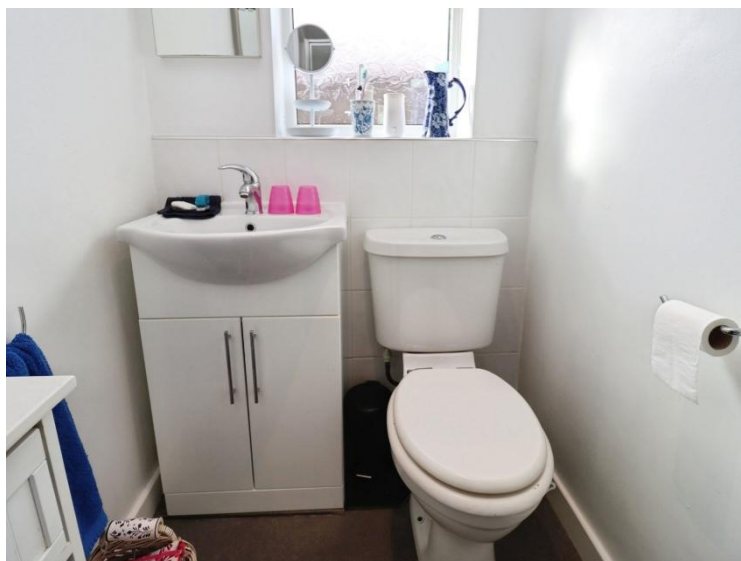
Bathroom

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.



TOTAL FLOOR AREA: 1233 sq.ft. (114.5 sq.m.) approx.
*Note: this floor plan is for information only and does not constitute a contract. It is not intended to be used as a basis for any legal proceedings. The seller makes no representation or warranty as to the accuracy of the information provided. The buyer should verify the information provided and is advised to seek professional advice before making any decision to purchase the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		85
(69-80) C	74	
(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

Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

23 Allport Lane, Bromborough,
Wirral, Merseyside, CH62 7HH

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.