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GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This floorplan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Bowness Avenue

CH63 0EZ

£254,950

bradshaw
farnham
& lea



Contact Bradshaw Farnham & Lea - Prenton
Call - 0151 608 9595
Email - prenton@bflhomes.co.uk
Visit - 357 Woodchurch Road Prenton

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The Property
Ombudsman



To arrange a
viewing call us on

0151 608 9595

- Three bedrooms
- Semi-detached family home
- Bespoke staircase

- stylish finish throughout
- Private rear garden
- Off-road parking

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About the property...

Simply stunning! This beautifully presented family home is brand new to market boasting from a stylish interior and a prime location, this is not one to miss. Within close proximity to both primary schools and South Wirral High School, local amenities and excellent transport links, this home really is in the heart of Bromborough. Upon arrival to the property you are met with a well presented driveway leading up to the garage which is perfect for storage. Once inside the house you are met by a light and spacious entrance hall which is topped off by a beautiful, bespoke oak and glass staircase allowing the natural light to flood in. The living room is bright and airy and opens through to the dining room which offers French doors out onto the decked patio area at the rear. The kitchen leads off from both the dining room and entrance hall and benefits from a range of wall, base and drawer units. To the first floor are three good size bedrooms. The two double bedrooms both benefit from fitted wardrobes utilising the space of the rooms in a stylish way. The third bedroom is a good size single bedroom and can easily be used as a home office. The family bathroom has a modern finish and benefits from a separate WC. The outside of the property benefits from a gorgeous rear garden mainly laid to lawn with both a decked patio and stone patio area, perfect for entertaining.

About the location...

From Bromborough train station, head down Allport Road towards Raby Mere and take your second left onto Brookhurst Avenue. Continue on Brookhurst and take your sixth right onto Brookhurst Road then a left onto Bowness Avenue. The property can be found on your right



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