



Bowness Avenue, Bromborough

Offers in the Region of **£269,950**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

This is one of those homes that immediately feels like it has room to grow into, generous in size, flexible in layout, and full of potential for the next chapter.

You step in through a spacious hallway, with the staircase on the right, main living space off to the left and kitchen ahead. At the front, the well proportioned lounge offers comfortable living with opening into the rear dining area. From here you have a pleasant aspect over the garden and connects into the kitchen on the right.

The kitchen is perfectly functional as it stands, though many buyers may look to update or reconfigure, perhaps opening into the dining area or extending further (subject to the usual permissions), as others nearby have done. You will find the wall mounted gas central heating boiler which was replaced in 2022. Door to side and understairs storage.

Upstairs, there are three good-sized bedrooms, all well-proportioned with bedrooms 1 and 3 offering built in storage. The current layout includes a separate bathroom and WC, which many choose to combine to create a much larger, more modern family bathroom.

Outside, the space continues to work well for everyday life. A covered passage runs between the house and garage, handy for storage or simply keeping things sheltered. Leading to a paved area and then out onto the lawn. The garden itself is private and enclosed, with fencing, a conifer screen to the rear, and space for a shed.

A single garage with remote controlled roller shutter door to the front, electric light and power.

Offered with no onward chain, this is a straightforward move for buyers ready to put their own stamp on a solid, well-sized home. It will particularly suit families or upsizers looking for space now, with the option to improve and personalise over time.

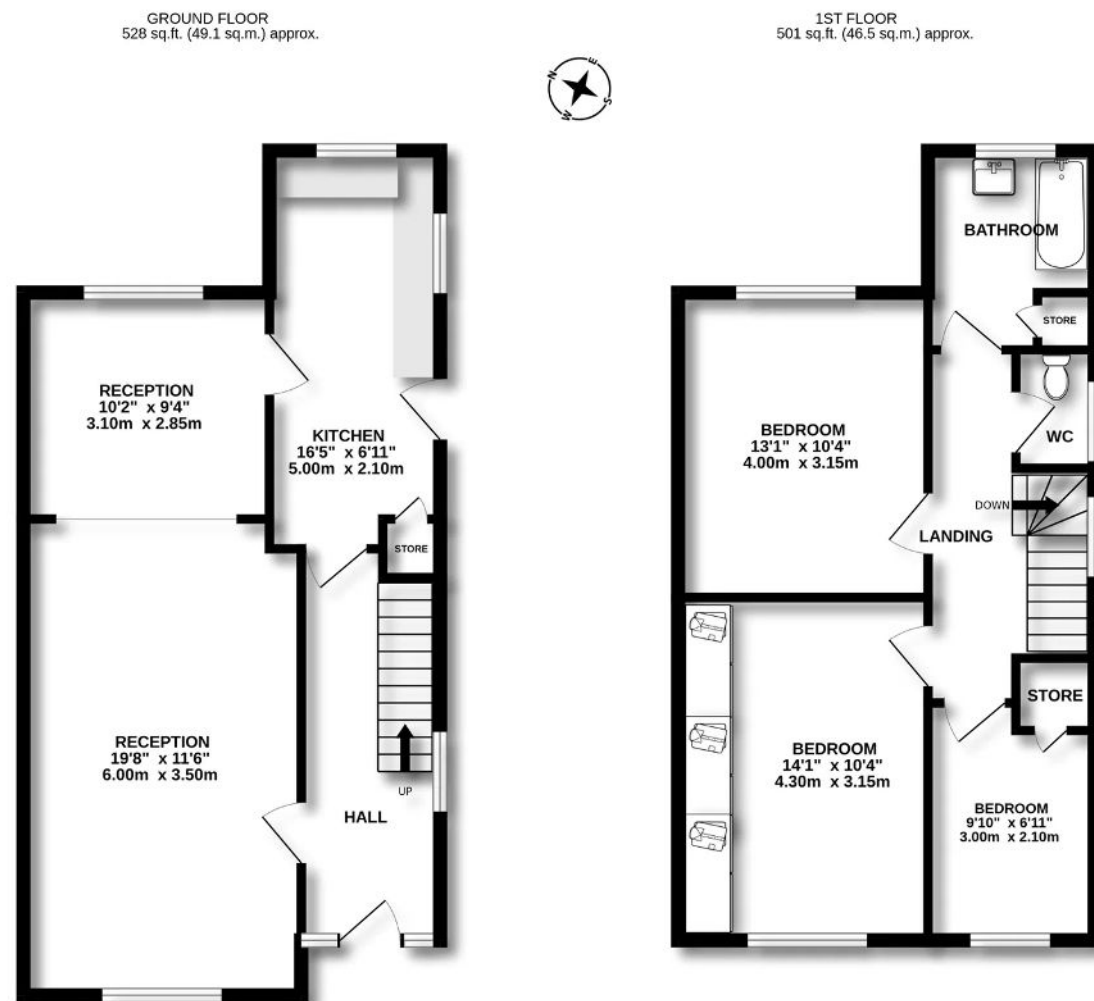
A great opportunity to secure a spacious home and shape it to your own style, worth viewing to see the potential firsthand.

Council Tax Band: C









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
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