



## Western Avenue, Bromborough, Merseyside CH62 3LU

£1,100 PCM

 3 Bedroom  1 Reception  1 Bathroom  D

\*\*\* Incredible Three Bedroom Semi Detached House - Available - Refurbished \*\*\*

Hewitt Adams is delighted to offer TO LET this beautiful Three Bedroom Semi-Detached House on Western Avenue, Bromborough.

The property has recently been decorated and benefits from a stunning new Kitchen and Bathroom and is fully double glazed apart from the landing window\* and benefits from gas central heating.

In brief the accommodation consists of: Hallway, Lounge/Diner, Kitchen, three Bedrooms and a Bathroom.

Externally there is a Driveway and rear Garden.

No Smokers, Unfurnished, Available Now

**Entrance**

Composite front door to the Hallway.

**Hallway**

Window to the front elevation, cupboard, radiator, laminate flooring, staircase to the first floor accommodation.

**Lounge/Diner**

20'10x10'07 (6.35mx3.23m)

Window to the front and rear elevation, two radiators, laminate flooring.

**Kitchen**

9'10x7'06 (3.00mx2.29m)

Wall and base units with worktops, inset sink and drainer with mixer tap, electric oven, gas hob, extractor fan, concealed gas boiler, window and uPVC door to the rear elevation, radiator. There is space for a free standing washing machine, fridge/freezer and drier.

**Landing**

Window to the side elevation, cupboard, loft access.

**Bedroom 1**

10'10x10'3 (3.30mx3.12m)

Window to the front elevation, radiator.

**Bedroom 2**

10'2x10'7 (3.10mx3.23m)

Window to the rear elevation, radiator.

**Bedroom 3**

7'08x7'07 (2.34mx2.31m)

Window to the rear elevation, radiator.

**Bathroom**

Panel bath with glass shower screen, mixer tap with shower attachment, WC, wash basin with taps, radiator, window to the front elevation.

**Externally - Front Elevation**

Driveway, laid to lawn section, gated access to the rear.

**Externally - Rear Elevation**

A South Westerly facing Garden which is mainly laid to lawn with a paved patio area and fenced boundaries.

