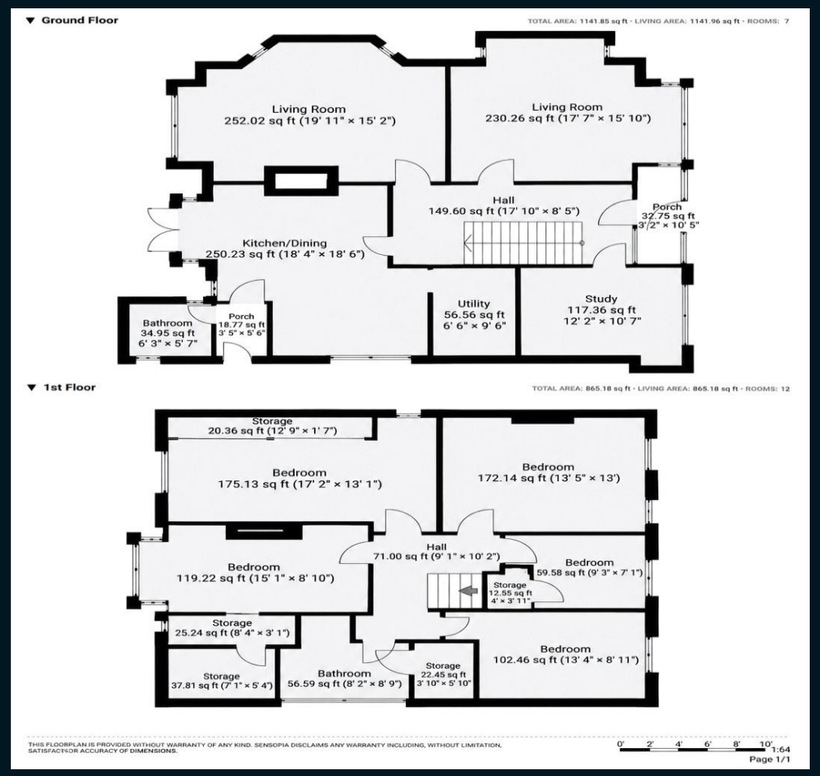


Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. 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, the 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.

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CONTACT

If you are interested in arranging a viewing, please contact BFL West Kirby on:

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part of
the venmore group



Burlingham Avenue, Wirral
Asking Price: £725,000

- Impressive five-bedroom detached family home
- Double garage, with one half converted into a useful home office
- Open-plan kitchen with separate pantry and direct access to the garden
- Convenient downstairs shower room with side access door
- Beautifully maintained, sunny rear garden with multiple seating areas and excellent privacy
- Three-car driveway providing ample off-road parking
- Freehold - Council tax band F















Situated in a desirable location, this impressive and spacious five-bedroom detached family home offers versatile accommodation, modern improvements and a beautifully maintained sunny garden, making it an ideal home for growing families and those who enjoy entertaining.

The property has been significantly enhanced by the current owners and benefits from new flooring throughout, a new roof, solar panels and an attractive fully rendered exterior.

At the heart of the home is the spacious, open-plan kitchen, which has been opened up to create a fantastic sociable and practical living space. The kitchen also benefits from a separate pantry, access directly out to the garden and a convenient downstairs shower room. A side access door further adds to the practicality of the layout.

Externally, the property continues to impress with a beautifully maintained rear garden enjoying a sunny aspect. The garden is not overlooked, offering a good degree of privacy, and features a stylish gazebo along with multiple seating and entertaining areas, providing the perfect setting for relaxing with family or hosting guests.

To the front, there is a driveway providing off-road parking for up to three vehicles. The property also benefits from a double garage, with one section having been thoughtfully converted into a useful home office, ideal for those working from home, while retaining additional garage storage space.

Combining generous five-bedroom accommodation, modern upgrades, versatile living space and an excellent private outdoor area, this is a fantastic detached family home offering both comfort and convenience.











