



## 42 Arrow Avenue, Moreton, CH46 0RZ Offers In The Region Of £275,000



Nestled in the sought-after location of Arrow Avenue, Moreton, this charming detached dormer bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The property boasts two bathrooms, ensuring that morning routines run smoothly for all occupants. A summer room adds a touch of versatility, allowing for a bright and airy space to enjoy the warmer months, while a dedicated laundry room enhances practicality.

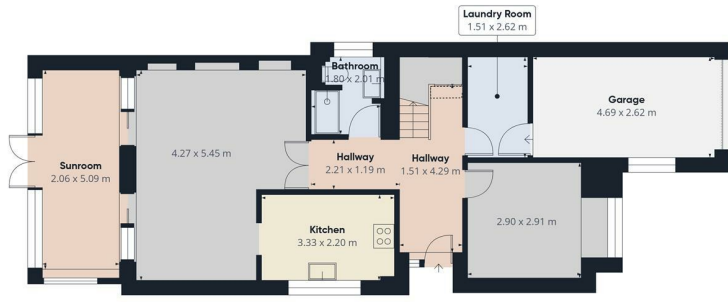
Outside, the front and rear gardens provide a lovely outdoor retreat, perfect for gardening enthusiasts or simply enjoying the fresh air. The property also features off-road parking for two vehicles, a valuable asset in this desirable area.

This dormer-detached bungalow combines spacious living with a tranquil setting, making it an ideal choice for those looking to settle in a welcoming community. With its appealing features and prime location, this property is not to be missed.

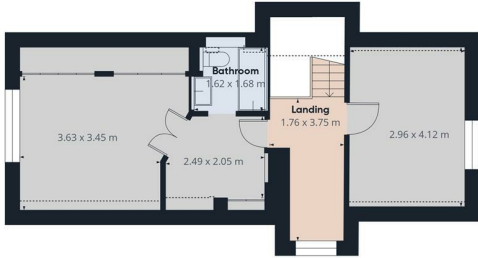
- Three Bedrooms
- Dormer Bungalow
- One Reception Rooms
- Sun Room
- Kitchen
- Family Bathroom
- Downstairs Shower Room
- Rear Garden
- Off Road Parking
- EPC Rating TBC

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Floor 0



Floor 1



Approximate total area\*  
121 m<sup>2</sup>  
Reduced headroom  
2.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFTE360



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. sales@bakewellhorner.co.uk**  
<https://www.bakewellhorner.co.uk/>