



Manor Road, Bromborough

£1,400 PCM



LESLEY HOOKS
ESTATE AGENTS





Beautifully presented and refurbished, this superb semi-detached home offers an exceptional blend of space, style and quality finish. If you're looking for a property that's ready to move into and designed for modern living, this could be the perfect home for you. The property benefits from uPVC double glazing and combi-fired gas central heating throughout. The welcoming hallway leads into a spacious lounge featuring a charming box bay window, a characterful feature fireplace with a distressed timber mantle, and a cosy log burner. Open access from the lounge takes you through to the impressive open-plan kitchen and dining room, which boasts an excellent range of contemporary units and a selection of integrated appliances including a fridge freezer, washing machine and dishwasher, along with an electric oven and four-ring hob. Bi-fold doors open directly onto the rear garden, creating a wonderful space for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a stylish, fully tiled five-piece bathroom finished to a high standard. Externally, the property offers a driveway to the front providing off-road parking and access to the garage, which has been converted into a versatile garden room—ideal for home working or hobbies. To the rear, a superb and generously sized garden provides the perfect finishing touch to this stunning home. Ideally situated, the property is conveniently located within easy reach of local shops, schools and transport links, making it an excellent choice for families and professionals alike. Council tax band C. EPC rating C.



Hallway

12'1" (3.68m) x 5'11" (1.8m)

Lounge

15'1" (4.6m) x 12'3" (3.73m)

Open Plan Kitchen Dining Room

18'7" (5.66m) x 11'9" (3.58m) Max

Bedroom One

14'1" (4.29m) x 11'1" (3.38m)

Bedroom Two

10'9" (3.28m) x 11'1" (3.38m)

Bedroom Three

7'3" (2.21m) x 6'7" (2.01m)

Bathroom

8'11" (2.72m) x 7'2" (2.18m)





GROUND FLOOR
960 sq ft, (88.3 sq m) approx.

1ST FLOOR
941 sq ft, (86.9 sq m) approx.



TOTAL FLOOR AREA: 1,904 sq ft, (175.2 sq m) approx.

While every attempt has been made to ensure the accuracy of the foregoing information, the measurements of areas, volumes, contents and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used for any other purpose. The plan is for illustrative purposes only and should not be used for any other purpose. The plan is for illustrative purposes only and should not be used for any other purpose.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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