



Marshall Close, Bromborough

£220,000

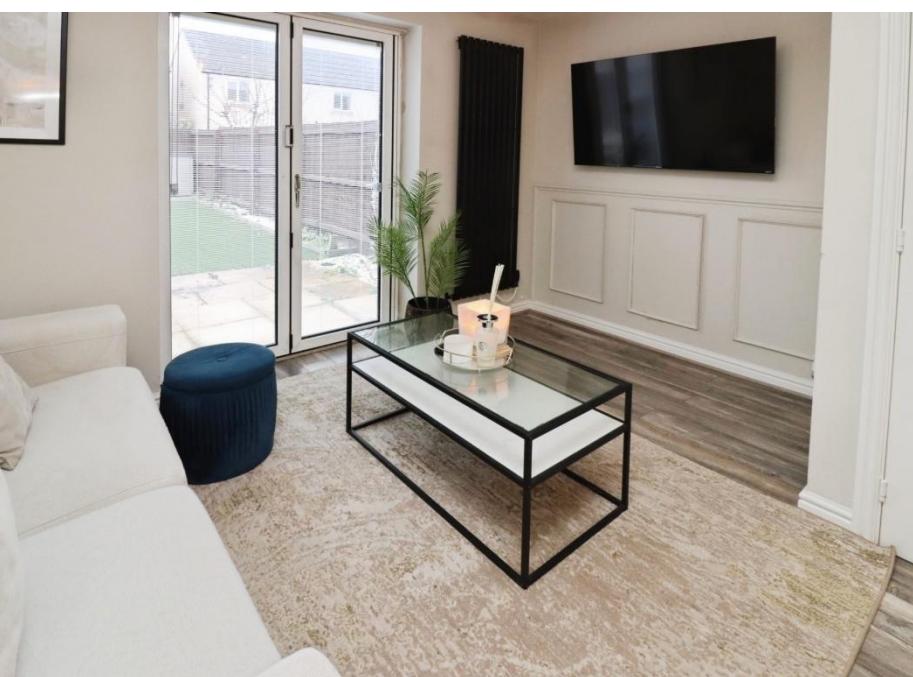


LESLEY HOOKS
ESTATE AGENTS





This deceptively spacious, town house is ready for you to move straight into and enjoy from day one. Finished to a modern standard throughout, the property benefits from uPVC double glazing and combi-fired gas central heating, offering both comfort and efficiency. The welcoming hallway leads into a bright, open-plan kitchen and lounge, designed for modern living. The kitchen is fitted with smart units and includes an integrated fridge freezer and washing machine, along with a breakfast bar ideal for casual dining. Bi-fold doors open out to the rear garden, creating a lovely flow between indoor and outdoor space. A convenient downstairs WC completes the ground floor. On the first floor are two well-proportioned bedrooms, one of which features fitted wardrobes, along with a stylish, fully tiled three-piece bathroom with a shower and glass screen over the bath. The second floor hosts a generous third bedroom, complete with a built-in storage cupboard. Externally, the property offers a driveway to the front providing off-road parking, while to the rear is a garden with a patio area that enjoys a desirable south-westerly aspect—ideal for afternoon and evening sunshine. Ideally located in a popular residential area, the home is within easy reach of Bromborough Retail Park and its wide range of shops and amenities. Excellent motorway links to Liverpool and Chester are also close by, with a journey time of around ten minutes, making this an ideal choice for commuters and families alike. Council tax band B. Leasehold with 989 years remaining and subject to an annual service charge of £..... and an annual ground rent of £.....



Hall

5'4" (1.63m) x 5'1" (1.55m)

Open Plan Lounge & Kitchen

22'2" (6.76m) x 12'3" (3.73m) Max

Downstairs WC

4'10" (1.47m) x 2'11" (0.89m)

Bedroom Two

12'2" (3.71m) Into Wardrobe Recess x 7'10" (2.39m)

Bedroom Three

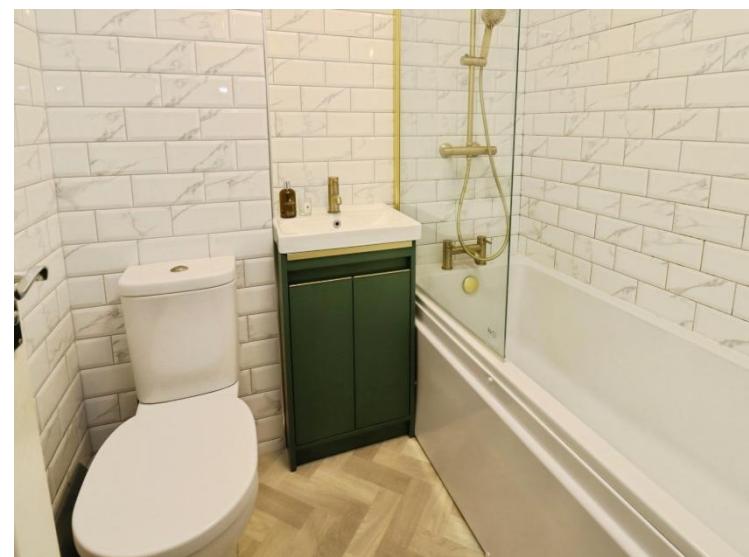
7'10" (2.39m) x 5'7" (1.7m)

Bathroom

5'6" (1.68m) x 5'2" (1.57m)

Bedroom One

15'3" (4.65m) x 9'1" (2.77m)

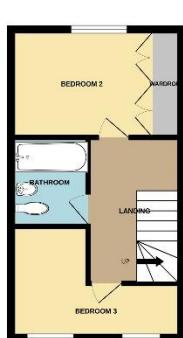




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for guidance only and should not be used as such by any prospective purchaser. The fixtures and fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.