



Ashton Way, Bromborough

£250,000



LESLEY HOOKS
ESTATE AGENTS





Modern living in a tranquil setting. Built in 2017 as part of the popular Mersey View development, the home combines stylish design with practical comfort — making it ideal for first-time buyers, families, or anyone seeking a move-in-ready property.

There is a welcoming entrance hall that leads into a beautifully finished lounge, perfect for relaxing evenings. A convenient downstairs WC adds practicality to the layout.

At the heart of the home is the open-plan kitchen and dining room — a stylish and spacious area ideal for cooking, entertaining, and enjoying family meals. With modern fittings and plenty of natural light, it's a space designed for modern lifestyles.

The home offers three well-proportioned bedrooms, including a master suite complete with a sleek en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, offering both style and functionality.

To the front, a private driveway provides off-road parking for two vehicles. At the rear, the delightful garden is mostly laid to lawn with a patio seating area

For outdoor enthusiasts, the Port Sunlight River Park provides scenic walking routes and green open spaces. Please note there is annual £160 estate charge

This home has been lovingly maintained and is presented to a high standard throughout — simply unpack and start enjoying everything it has to offer.

Hallway

7'7" (2.31m) Max x 7'0" (2.13m) Max
Narrowing to 4' x 3'2"

Lounge

14'5" (4.39m) x 12'0" (3.66m)

Downstairs WC

4'6" (1.37m) x 3'0" (0.91m)

Kitchen/Diner

15'4" (4.67m) x 8'9" (2.67m)

Bedroom One

11'11" (3.63m) Max x 9'7" (2.92m)

En-Suite

6'3" (1.91m) x 5'2" (1.57m)

Bedroom Two

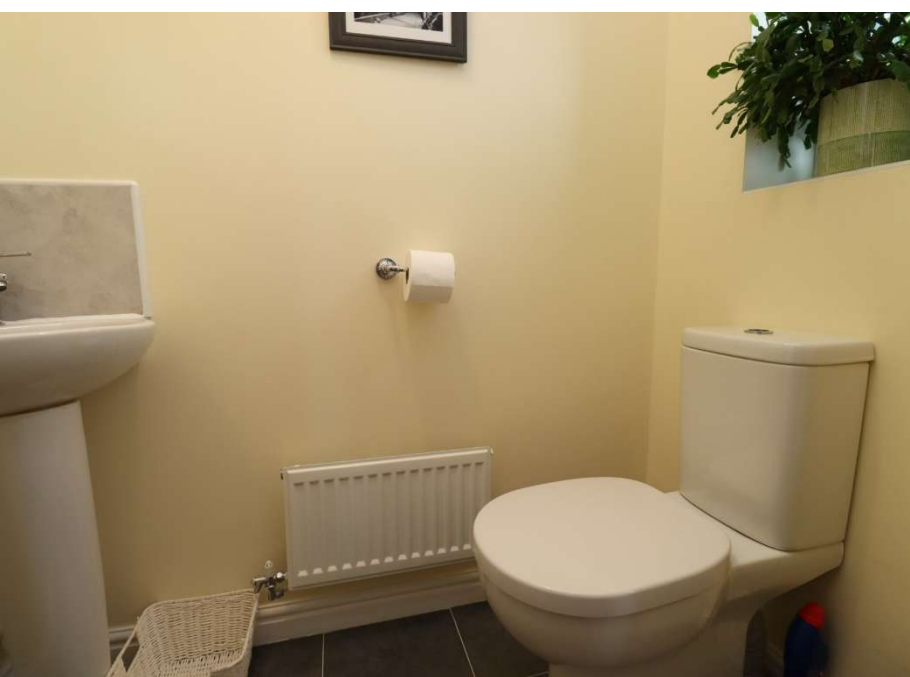
9'4" (2.84m) x 7'2" (2.18m)

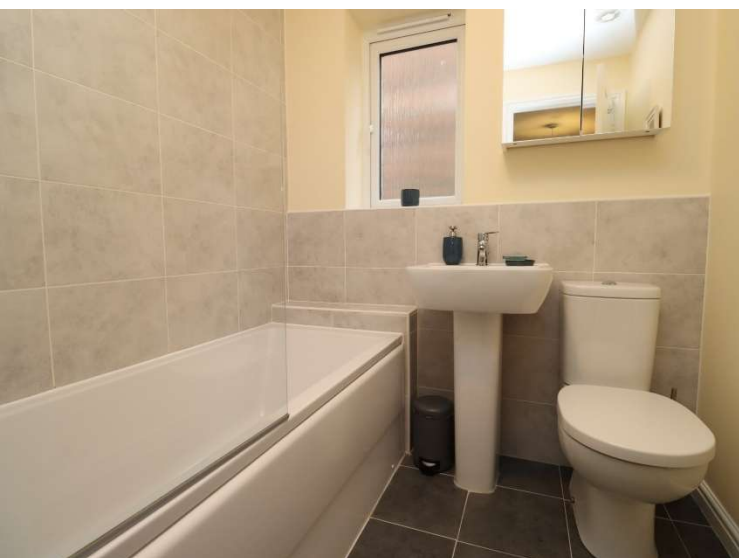
Bedroom Three

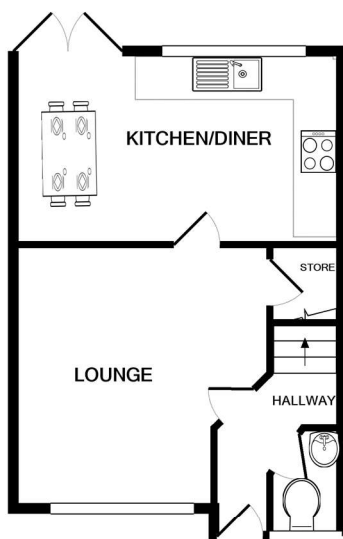
7'7" (2.31m) x 5'10" (1.78m)

Bathroom

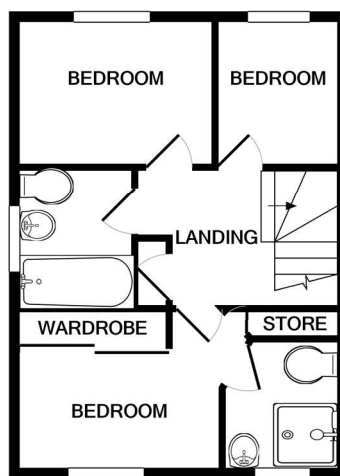
6'0" (1.83m) x 5'11" (1.8m)







GROUND FLOOR



1ST FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B		84
(69-80)	C		
(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	

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 of 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.