



Parkwood Close, Bromborough

£215,000



LESLEY HOOKS
ESTATE AGENTS





A well-presented three-bedroom semi-detached home offering comfortable and practical living throughout.

The property comprises an inviting entrance hall leading into a spacious lounge with an open-plan dining area, featuring patio doors that open directly onto the garden—ideal for both everyday living and entertaining. The kitchen is positioned at the front of the property, enjoying a pleasant outlook over the front garden. There is also the added convenience of a downstairs WC and an integral garage.

To the first floor, there are three bedrooms and a family bathroom. Both the principal bedroom and bedroom two benefit from built-in wardrobes, providing excellent storage.

Externally, a door to the rear of the garage leads out to a patio area, perfect for outdoor seating. The garden itself is delightful, filled with a variety of bushes and shrubs, creating a private and attractive outdoor space.

Entrance Hall

10'11" (3.33m) x 7'0" (2.13m)

Lounge/Diner

15'6" (4.72m) x 14'10" (4.52m)

WC

6'3" (1.91m) x 2'4" (0.71m)

Kitchen

10'8" (3.25m) x 8'0" (2.44m)

Bedroom One

11'8" (3.56m) x 8'5" (2.57m)

Bedroom Two

9'8" (2.95m) x 8'5" (2.57m)

Bedroom Three

8'1" (2.46m) x 6'7" (2.01m)

Bathroom

6'7" (2.01m) x 5'9" (1.75m)

Garage

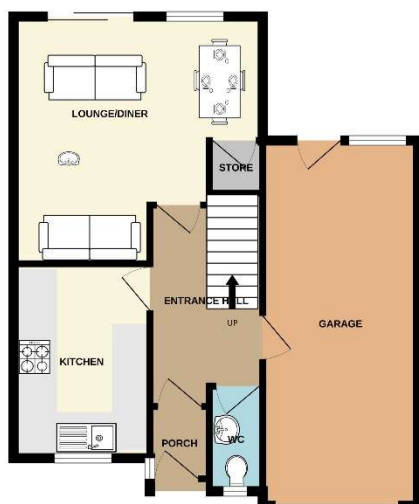
20'8" (6.3m) x 9'5" (2.87m)



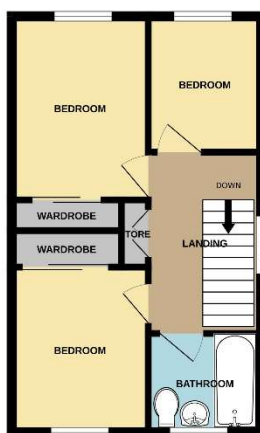




GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(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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