



Acre Lane, Bromborough

£200,000



LESLEY HOOKS
ESTATE AGENTS





This well-presented three-bedroom semi-detached home is ideally located on Acre Lane, a quiet and welcoming cul-de-sac just a five-minute walk from the heart of Bromborough Village. Known for its friendly community feel, Acre Lane offers a peaceful setting while still being close to a wide range of local shops, cafés, amenities and transport links.

The property itself comprises a welcoming entrance hall leading through to a bright and comfortable lounge, perfect for relaxing or entertaining. To the rear is a spacious kitchen/diner, providing an excellent family space with room for both cooking and dining. Upstairs, there are three well-proportioned bedrooms along with a family bathroom. Externally, the home benefits from a rear garden with an open aspect, offering a pleasant and private outdoor space, as well as a driveway to the front providing off-road parking. This lovely home is ideal for families, first-time buyers or anyone looking to enjoy village living.



Entrance Porch

4'10" (1.47m) x 3'11" (1.19m)

Lounge

15'10" (4.83m) x 14'8" (4.47m)

Kitchen/Diner

12'9" (3.89m) x 9'0" (2.74m)

Bedroom One

14'2" (4.32m) x 8'5" (2.57m)

Bedroom Two

10'1" (3.07m) x 8'3" (2.51m)

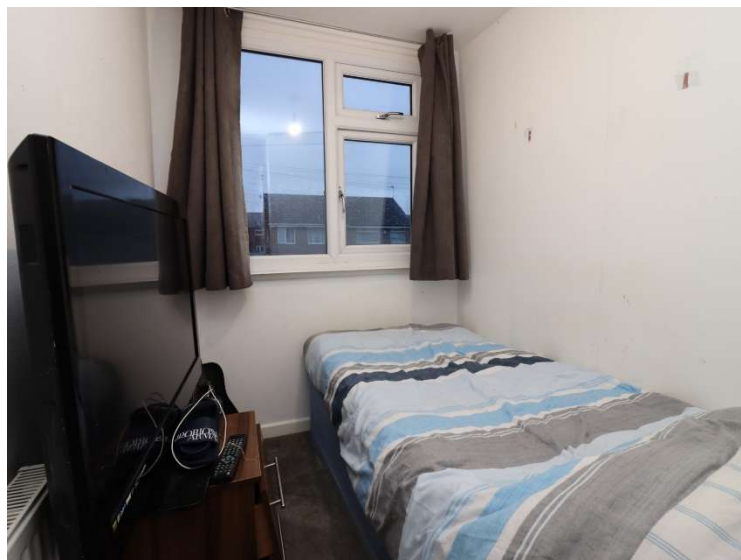
Bedroom Three

10'0" (3.05m) x 5'9" (1.75m)

Bathroom

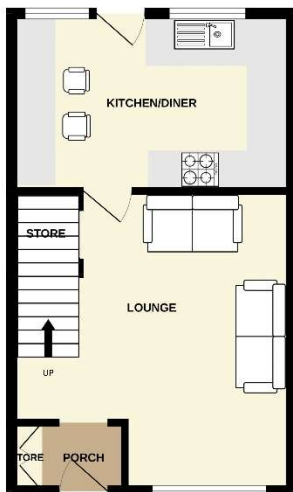
6'5" (1.96m) x 5'10" (1.78m)



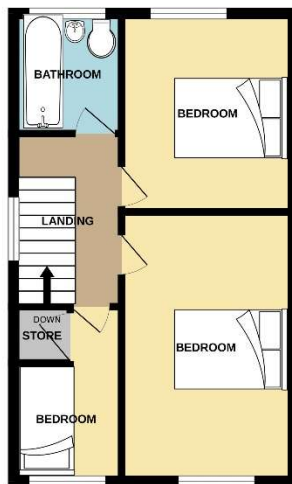




GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: Hergo 02020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		87
(69-80) C	71	
(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

Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

23 Allport Lane, Bromborough,
Wirral, Merseyside, CH62 7HH

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