



Brookhurst Road, Bromborough

£625,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away on a private cul-de-sac just off the old Brookhurst Road, this stunning four-bedroom detached home offers an exceptional blend of space, style and seclusion. With only two neighbouring properties, it provides a true sense of exclusivity from the moment you arrive.

A long private driveway leads to the welcoming entrance hall, where the generous layout begins to unfold. The ground floor features a bright and spacious lounge, an additional sitting room, and a beautifully designed open-plan kitchen/diner that flows into a sun-filled sun room overlooking the garden. Completing the downstairs accommodation is a convenient WC and a practical utility room, adding everyday ease to the home's impressive comfort.

Upstairs, the first floor provides four well-proportioned bedrooms. Two enjoy their own en-suite bathrooms, offering privacy and luxury for family members or guests. The master bedroom is a standout feature, boasting a walk-in wardrobe and a superb en-suite fitted with both a shower and a bath, creating a tranquil retreat. The remaining two bedrooms are served by a modern family bathroom.



Outside, the property truly shines. The rear garden is a showstopper—beautifully private with an enchanting woodland backdrop, offering a peaceful escape from everyday life. To the front, there is ample parking, ideal for families or visitors.

Perfectly positioned close to Brookhurst Primary School, local bus routes, and the shops on Allport Road, this exceptional home combines luxury living with convenience—an ideal setting for families seeking privacy without compromising on location.

Entrance Hall

18'0" (5.49m) x 6'0" (1.83m)

Lounge

20'6" (6.25m) x 11'0" (3.35m)

Sitting Room

11'2" (3.4m) x 9'4" (2.84m)

Open Plan Kitchen/Diner

27'7" (8.41m) x 12'10" (3.91m)

Utility

9'4" (2.84m) x 6'0" (1.83m)

Downstairs WC

9'4" (2.84m) x 3'4" (1.02m)

Bedroom One

13'0" (3.96m) x 11'0" (3.35m)

Wardrobe

11'9" (3.58m) Max x 8'5" (2.57m)

En-Suite Bathroom & Shower Room

11'4" (3.45m) x 7'3" (2.21m) Max
Narrowing to 5'1"

Bedroom Two

12'5" (3.78m) Max x 10'6" (3.2m)
Narrowing to 9'8"

En-Suite Shower Room

6'6" (1.98m) x 5'9" (1.75m)

Bedroom Three

12'10" (3.91m) Max x 9'4" (2.84m) Max

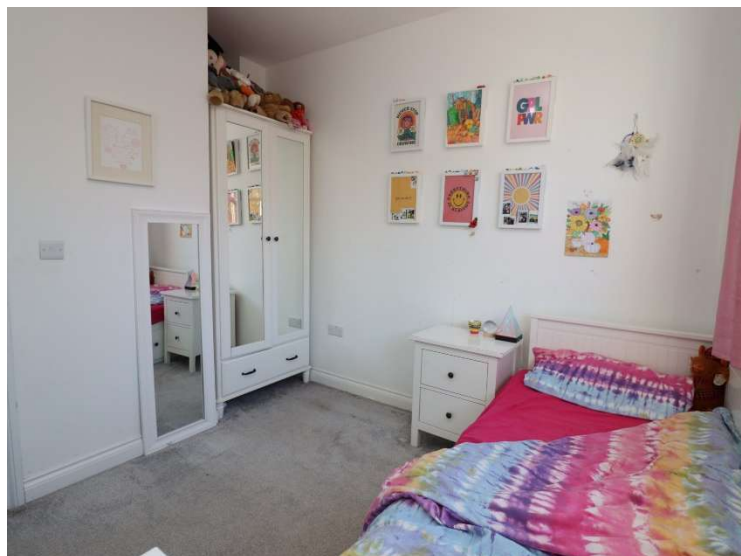
Bedroom Four

9'6" (2.9m) x 8'9" (2.67m)

Bathroom

9'6" (2.9m) Max x 5'10" (1.78m)







GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.




1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 1854 sq.ft. (172.2 sq.m.) approx.

Whilst 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 errors, omissions or mis-statement. This plan is for information purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and details. The layout, systems and appliances shown have not been tested and no guarantee is made to their operability or efficiency can be given.
Made with Blueprints 02025

Energy Efficiency Rating

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

Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

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

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.