



High Street, Bromborough

Offers Over £285,000



LESLEY HOOKS
ESTATE AGENTS





This delightful semi detached home is ready to move straight into and has a really practical, family friendly layout. As you step inside there's a welcoming hallway, a handy downstairs WC, a bright lounge, separate sitting room, dining room and a modern fitted kitchen with space to sit and eat.

Upstairs you'll find three good sized bedrooms and a stylish family bathroom with a four piece suite. Outside, there's a driveway to the front with plenty of space to the side, while the rear garden enjoys a sunny aspect with decking – perfect for summer evenings or entertaining friends.

The location is spot on too – Bromborough Village is just a short walk away and Bromborough Retail Park is only a couple of minutes in the car, with loads of shops, restaurants and things to do. Local schools are close by, the train station is around a ten minute walk, and there are plenty of bus routes nearby, making it a really convenient place to live.

Council Band C. EPC Rating D.

Hallway

14'8" (4.47m) x 6'5" (1.96m)

WC

4'6" (1.37m) x 2'5" (0.74m)

Lounge

13'11" (4.24m) x 11'4" (3.45m)

Sitting Room

12'10" (3.91m) x 11'4" (3.45m)

Dining Room

12'1" (3.68m) x 9'11" (3.02m)

Kitchen

17'6" (5.33m) x 6'8" (2.03m)

Bedroom One

13'7" (4.14m) x 9'0" (2.74m)

Bedroom Two

13'1" (3.99m) x 10'2" (3.1m)

Bedroom Three

7'4" (2.24m) x 7'1" (2.16m)

Bathroom

8'3" (2.51m) x 6'5" (1.96m)

Garage

18'5" (5.61m) x 8'3" (2.51m)







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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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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.