



Harrison Close, Bromborough

£245,000



LESLEY HOOKS
ESTATE AGENTS





Beautiful! Take a look at this stunning mid terrace built by Bloor Homes in 2017. Situated in a popular residential location and offers the latest in contemporary living. The layout comprises entrance hall, lounge, stunning kitchen dining room and downstairs wc. To the first floor there are two bedrooms and a family bathroom and to the second floor is a generous bedroom with an ensuite. Outside there is off road parking and a garden mostly laid to lawn with patio seating area. Ideally situated within easy reach of Bromborough Village and a five minute drive to Bromborough retail park with its array of stores, restaurants and leisure pursuits. Local primary and secondary schools are all within easy reach. With great transport links, Bromborough train station is a five minute drive and motorway networks to Liverpool and Chester are on your doorstep. The property is freehold, there is a maintenance charge for the upkeep of the development of approx £108 per annum.

Lounge

14'9" (4.5m) x 10'5" (3.18m)

Window to the front, store cupboard, open access to the kitchen dining room.



Kitchen/Dining Room

13'3" (4.04m) x 13'10" (4.22m)

Excellent range of fitted units at both eye and floor level, complimentary work surfaces, integrated oven, electric hob and extractor, sink and drainer, window and door to the rear.

Downstairs WC

5'0" (1.52m) x 3'4" (1.02m)

Wash hand basin and wc.

Bedroom One

13'8" (4.17m) x 10'8" (3.25m)

Range of fitted wardrobes with sliding mirrored doors, window to the front.

En-Suite

6'2" (1.88m) x 4'9" (1.45m)

Comprising low level wc, wash hand basin and enclosed shower with tiled walls.



Bedroom Two

13'10" (4.22m) x 9'11" (3.02m)

Window to the rear.

Bedroom Three

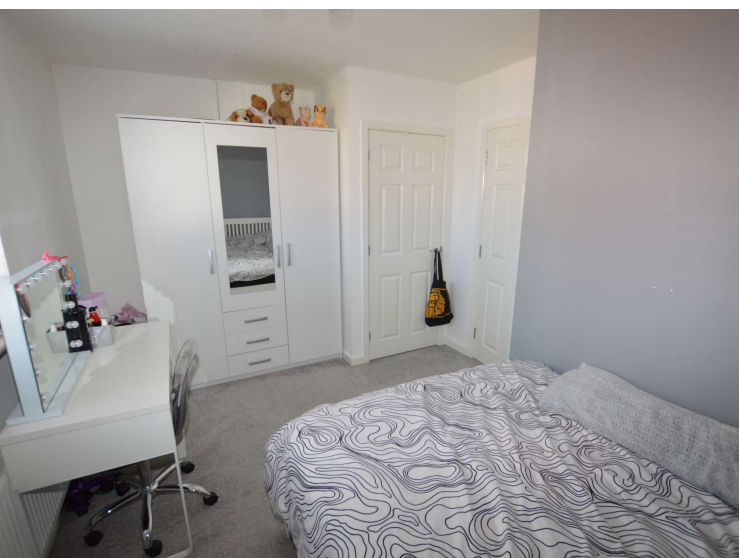
8'6" (2.59m) x 6'10" (2.08m)

Window to the front.

Bathroom

7'6" (2.29m) x 6'1" (1.85m)

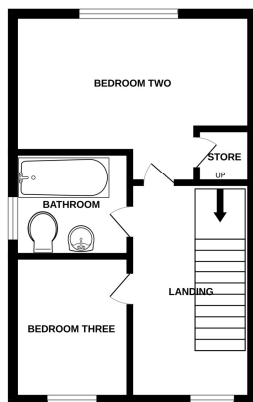
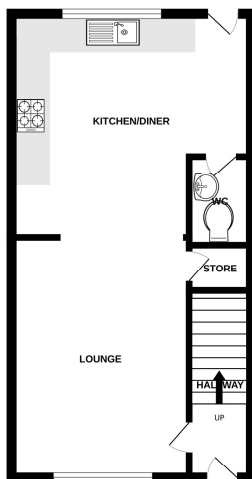
Three piece suite in white wash hand basin, wc and bath with shower attachment, window to the side.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		96
(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	

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 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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