



# Pool Lane, Bromborough

£300,000



**LESLEY HOOKS**  
ESTATE AGENTS





If you've been searching for a home that truly has it all, consider your search well and truly over. This stunning, modern detached property is an absolute showstopper — the kind of home that makes you want to cancel every other viewing the moment you step through the door. Designed with contemporary living at its very core, the property benefits from uPVC double glazing and combi fired gas central heating throughout, ensuring comfort and efficiency in equal measure. Step inside and you are immediately greeted by a welcoming hallway with gorgeous tiled flooring that sets the tone for what is to come. A handy downstairs WC is perfectly positioned for everyday practicality. The lounge is quite simply breathtaking — a true focal point of the home, the fantastic media wall with its built-in fireplace creates an atmosphere that is both stylish and effortlessly cosy. Whether you are entertaining guests or enjoying a quiet night in, this room delivers every single time. The real wow factor, however, awaits in the spectacular open plan kitchen dining room. Flooded with light and finished with sleek tiled flooring, this is the heart and soul of the home. Thoughtfully designed with an integrated fridge freezer and integrated dishwasher, it is as functional as it is beautiful. The double doors opening directly out to the garden seamlessly blur the boundaries between inside and out — perfect for those long summer evenings. A utility room completes the ground floor, keeping the rest of the home neat, tidy and magazine-worthy at all times. Head upstairs and you will find three well-proportioned bedrooms. The main bedroom is a genuine retreat, benefitting from its own private en-suite shower room — because you deserve it. A stylish three-piece family bathroom serves the remaining bedrooms in equal style. Step outside and the story continues. To the rear of the property lies a delightful garden with a patio area — ideal for al fresco dining, morning coffees, or simply unwinding after a long day. A garage and driveway with off road parking complete this wonderful package, ticking every last box for the discerning buyer. Council tax band C. Leasehold



**Hallway**  
13'0" (3.96m) x 6'10" (2.08m)

**Downstairs WC**  
5'3" (1.6m) x 3'0" (0.91m)

**Lounge**  
12'3" (3.73m) x 12'11" (3.94m)

**Kitchen Dining Room**  
17'11" (5.46m) x 9'3" (2.82m)

**Utility Room**  
7'6" (2.29m) x 5'4" (1.63m)

**Bedroom One**  
12'11" (3.94m) x 10'10" (3.3m)

**En-Suite**  
5'10" (1.78m) x 5'7" (1.7m)

**Bedroom Two**  
9'6" (2.9m) x 9'3" (2.82m)

**Bedroom Three**  
9'6" (2.9m) x 8'6" (2.59m)

**Bathroom**  
6'10" (2.08m) x 5'7" (1.7m)

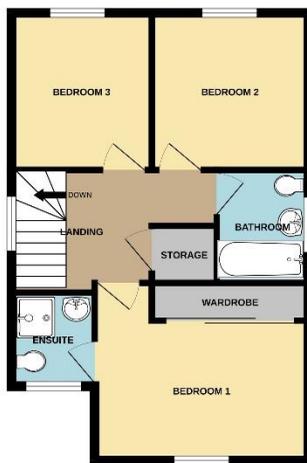
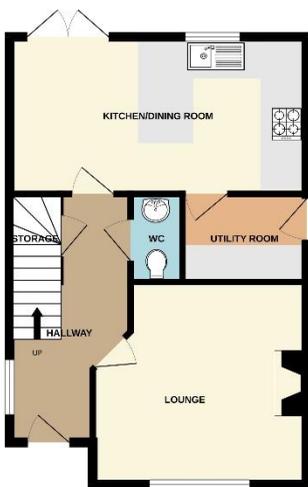






GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagix ©2020.

**Contact Us:**

**0151 334 5875**

[rachael@lesleyhooks.co.uk](mailto:rachael@lesleyhooks.co.uk)

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

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