



# Mill Park Drive, Bromborough

£179,995



**LESLEY HOOKS**  
ESTATE AGENTS





This charming three-bedroom mid-terrace home is an ideal choice for first-time buyers, offering a blend of comfort and practicality in a popular residential estate. As you enter the property, you are greeted by an inviting entrance hallway that leads into a spacious lounge, perfect for relaxation or entertaining guests. Adjacent to the lounge is a separate dining room, providing an excellent space for family meals or social gatherings.

The well-appointed kitchen, featuring modern fixtures and ample storage, offers a pleasant view of the rear garden. A lean-to utility store, conveniently located just off the kitchen, adds valuable storage and workspace, ideal for managing household tasks.

On the first floor, you'll find three generously sized bedrooms, each offering a comfortable retreat at the end of the day. The bathroom is well-maintained and thoughtfully designed, catering to the needs of a busy household.

The exterior of the property is equally appealing. The front garden, with its charming pathway leading to the front door, adds a welcoming touch. At the rear, the garden enjoys a sunny aspect, making it a perfect spot for outdoor relaxation or entertaining during warmer months. The presence of outhouses provides additional storage space, ensuring that all your storage needs are met.



Situated in a popular residential estate, this property combines the benefits of a convenient location with the comfort and space that make it an ideal starter home. With its attractive features and practical layout, this home is ready to welcome its new owners.

**Hallway**

12'7" (3.84m) x 5'11" (1.8m)

**Lounge**

13'11" (4.24m) x 11'11" (3.63m)

**Dining Room**

9'11" (3.02m) x 9'10" (3m)

**Kitchen**

9'9" (2.97m) x 8'4" (2.54m)

**Bedroom One**

14'8" (4.47m) x 11'10" (3.61m)

**Bedroom Two**

11'4" (3.45m) x 10'1" (3.07m)

**Bedroom Three**

9'11" (3.02m) x 7'4" (2.24m)

**Bathroom**

7'0" (2.13m) x 5'4" (1.63m)

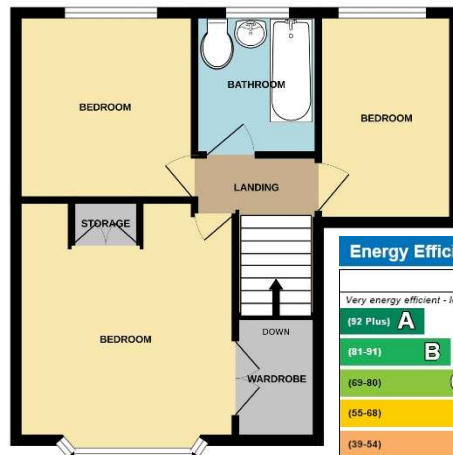
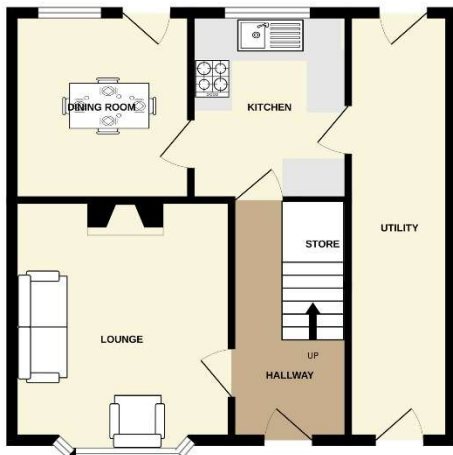






GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.2 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 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)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.