



# Pool Lane, Bromborough

£325,000



**LESLEY HOOKS**  
ESTATE AGENTS





This attractive modern detached home offers the very latest in contemporary living, thoughtfully designed for both comfort and practicality. Benefiting from uPVC double glazing and efficient combi-fired gas central heating, the well-planned layout begins with a welcoming hallway leading into a bright and comfortable lounge. The heart of the home is the superb open-plan kitchen and dining room, a fantastic space for everyday family life and entertaining alike, complete with double doors opening directly onto the rear garden. A useful utility room provides additional storage and gives internal access to the garage, while a convenient downstairs WC completes the ground floor. Upstairs, there are four well-proportioned bedrooms, including a generous main bedroom featuring a stylish en-suite shower room. The remaining bedrooms are served by a modern three-piece family bathroom, fitted with a shower and screen over the bath. Externally, the property continues to impress. To the front, a driveway provides off-road parking for two cars side by side. To the rear, the good-sized garden has been designed for easy maintenance, with artificial lawn and a patio area ideal for outdoor dining and relaxing. Ideally situated, the home is just a couple of minutes' drive from Bromborough Retail Park, offering a wide range of shops, restaurants, and everyday amenities close at hand. Council tax band D. Freehold subject to an annual estate maintenance charge of £200



- Hall**  
4'9" (1.45m) x 4'11" (1.5m)
- Lounge**  
15'9" (4.8m) x 11'1" (3.38m)
- Open Plan Kitchen Dining Room**  
18'5" (5.61m) x 10'3" (3.12m)
- Utility Room**  
7'0" (2.13m) x 5'2" (1.57m)
- WC**  
5'3" (1.6m) x 2'10" (0.86m)
- Garage**  
15'10" (4.83m) x 8'11" (2.72m)



- Bedroom One**  
13'4" (4.06m) Max x 14'7" (4.45m) Max
- En-Suite**  
6'0" (1.83m) x 4'11" (1.5m)
- Bedroom Two**  
12'1" (3.68m) x 9'3" (2.82m)
- Bedroom Three**  
9'7" (2.92m) x 9'3" (2.82m)
- Bedroom Four**  
9'7" (2.92m) x 7'3" (2.21m)
- Bathroom**  
6'3" (1.91m) x 6'10" (2.08m)





GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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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