



Cambridge Road, Bromborough

£260,000



LESLEY HOOKS  
ESTATE AGENTS







This extended semi-detached home is immaculately presented throughout and ready for its next owners to move straight in and enjoy. Benefiting from uPVC double glazing and combi-fired gas central heating, the property offers well-balanced and versatile accommodation ideal for modern family living. The layout begins with a porch, a welcoming hallway leading to a convenient downstairs WC, a comfortable living room featuring a charming fireplace, and a spacious open-plan lounge and dining area. This bright and sociable space is perfect for relaxing or entertaining, with patio doors opening directly onto the rear garden. Completing the ground floor is a well-appointed fitted kitchen breakfast room, ideal for everyday family life. Upstairs, there are three good-sized bedrooms, all presented to a high standard, along with a stylish, fully tiled three-piece family bathroom featuring a shower and glass screen over the bath. Outside, the property continues to impress. To the front, a driveway provides off-road parking and leads to the garage space, while to the rear there is a lovely garden enjoying a desirable southerly aspect – perfect for making the most of sunny days. Ideally situated, the home is within walking distance of local schools and Bromborough village, offering a wide range of shops and amenities. Excellent motorway links to Liverpool and Chester are just a ten-minute drive away, making this a great choice for commuters. Offered for sale with no onward chain, this is a fantastic opportunity to secure a beautifully maintained home in a convenient and popular location. Council tax band C. Freehold.



#### **Porch**

6'3" (1.91m) x 1'8" (0.51m)

#### **Hallway**

15'9" (4.8m) x 6'2" (1.88m)

#### **Downstairs WC**

5'0" (1.52m) x 2'6" (0.76m)

#### **Living Room**

11'11" (3.63m) Into Bay x 11'1" (3.38m)

#### **Lounge Dining Room**

21'7" (6.58m) x 10'11" (3.33m)

#### **Kitchen Breakfast Room**

18'11" (5.77m) x 6'3" (1.91m)

#### **Bedroom One**

12'1" (3.68m) Into Bay x 11'2" (3.4m)

#### **Bedroom Two**

12'1" (3.68m) x 11'0" (3.35m)

#### **Bedroom Three**

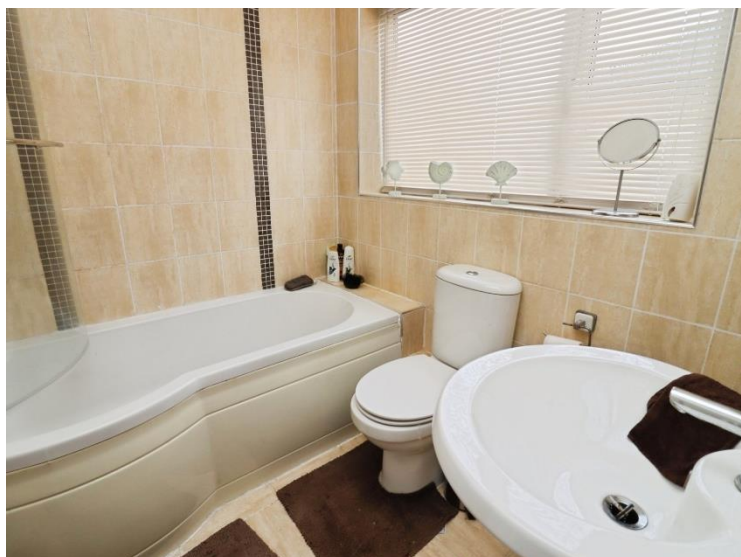
8'3" (2.51m) x 6'4" (1.93m)

#### **Bathroom**

6'10" (2.08m) x 6'2" (1.88m)





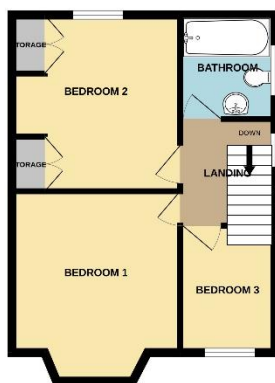
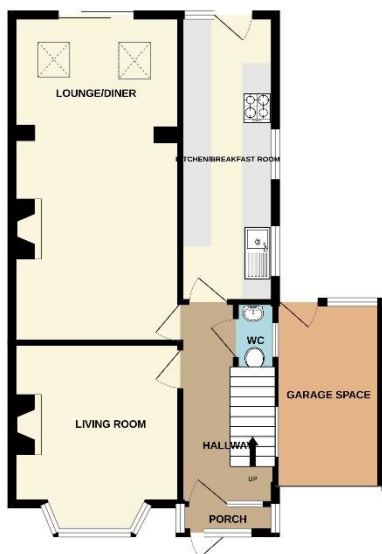






GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplans and measurements and should be satisfied by any prospective purchaser. The services, systems and appliances shown herein are not tested and no guarantee is given to their operability or efficiency can be given.  
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