



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

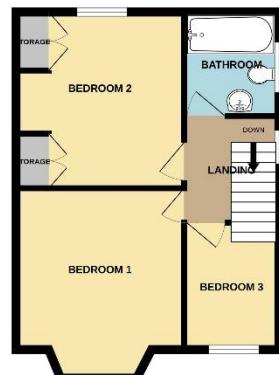
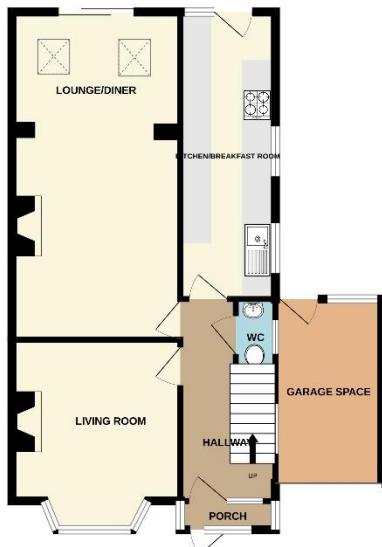
6'10" (2.08m) x 6'2" (1.88m)





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

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



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TOTAL FLOOR AREA: 1,048 sq.ft. (97.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, chimneys and any other items are approximate and no responsibility is taken for any error, inaccuracy or omission. This plan is for general guidance only and should be used as an aid to perspective purview. The symbols, systems and representations shown are not to scale and no guarantee is given as to their operability or efficiency can be given.
Scale only 1:100 page C2/20

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 or 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.