



# Ainsdale Close, Bromborough

£260,000



**LESLEY HOOKS**  
ESTATE AGENTS





This deceptively spacious semi-detached home offers bright, light-filled living space that's perfect for a growing family and is ready to move straight into. The welcoming hallway leads through to a comfortable lounge with a feature fireplace, which flows openly into the sitting room where double doors open out onto the garden, creating a lovely space for relaxing or entertaining. The ground floor also benefits from a fitted kitchen, a separate dining room with its own door to the garden, a useful study/home office, and internal access to the garage space. Upstairs, the property offers three well-proportioned bedrooms along with a fully tiled, three-piece family bathroom. Externally, there is a driveway to the front providing off-road parking, while to the rear you'll find a charming garden with a patio area, ideal for outdoor dining and family time. Ideally situated within walking distance of local shops, schools and Bromborough train station, this well-located home is offered for sale with no onward chain, making it an excellent opportunity for buyers looking for a smooth move. Council tax band C. Freehold.

#### **Hallway**

13'7" (4.14m) x 6'2" (1.88m)

#### **Lounge**

13'1" (3.99m) x 10'2" (3.1m)

#### **Sitting Room**

10'9" (3.28m) x 8'11" (2.72m)

#### **Kitchen**

10'7" (3.23m) x 7'4" (2.24m)

#### **Dining Room**

14'5" (4.39m) x 7'2" (2.18m)

#### **Study/Home Office**

7'8" (2.34m) x 7'2" (2.18m)

#### **Garage Space**

8'4" (2.54m) x 8'1" (2.46m)

#### **Bedroom One**

13'2" (4.01m) x 9'11" (3.02m)

#### **Bedroom Two**

10'10" (3.3m) x 9'11" (3.02m)

#### **Bedroom Three**

10'4" (3.15m) x 6'6" (1.98m)

#### **Bathroom**

6'4" (1.93m) x 6'1" (1.85m)





GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



### Contact Us:

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TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor reserves the right to make alterations to the property without notice and to guarantee as to their operability or efficiency can be given.  
Made with Homeplan 2000

**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.