



New Chester Rd, Bromborough

£375,000



LESLEY HOOKS
ESTATE AGENTS





Immaculately presented and extended to perfection, this stunning semi-detached home offers a quite simply exceptional level of space and style — ideal for the growing family who refuses to compromise. Benefitting from combi-fired gas central heating and uPVC double glazing throughout, with the added luxury of integral sealed blinds to all rear windows, this home has been finished and maintained to the very highest standard. From the moment you step inside, you will be wowed. The welcoming porch and hallway lead through to a beautiful lounge complete with feature fireplace — the perfect space to relax on an evening. To the rear of the ground floor, the wow factor really kicks in. A spectacular open plan kitchen, sitting room and dining room flow seamlessly together, creating a truly sociable and versatile living space the whole family will adore. The kitchen is a real showstopper, boasting gorgeous granite work surfaces and a suite of integrated Neff appliances for the budding chef in the household. The dining room opens out via bi-fold doors, effortlessly connecting inside and out — perfect for entertaining. A ground floor shower room completes this level beautifully. To the first floor, five good size bedrooms provide ample space for the whole family, served by a stylish four piece bathroom with power shower — because you deserve nothing less. To the front, a generous driveway offers off road parking for several vehicles, leading to the garage. And to the rear? Oh, wait until you see the rear! A most divine, south westerly facing garden with composite deck — sun-soaked, private and the perfect spot for those long summer evenings. Sublime. Early viewing is not just recommended — it is absolutely essential. Don't say we didn't warn you! Council tax band C. Freehold.



Porch

6'0" (1.83m) x 7'0" (2.13m)

Hallway

13'3" (4.04m) x 6'10" (2.08m)

Lounge

12'7" (3.84m) Into Bay x 11'5" (3.48m)

Sitting Room

12'10" (3.91m) x 10'11" (3.33m)

Dining Room

10'7" (3.23m) x 16'11" (5.16m)

Kitchen

18'1" (5.51m) x 16'2" (4.93m) Max

Ground Floor Shower Room

8'0" (2.44m) x 3'11" (1.19m)

Bedroom One

12'8" (3.86m) Into Bay x 11'4" (3.45m)

Bedroom Two

12'11" (3.94m) x 11'4" (3.45m) Into Wardrobe Recess

Bedroom Three

16'6" (5.03m) x 8'11" (2.72m) Max

Bedroom Four

9'7" (2.92m) x 8'6" (2.59m)

Bedroom Five

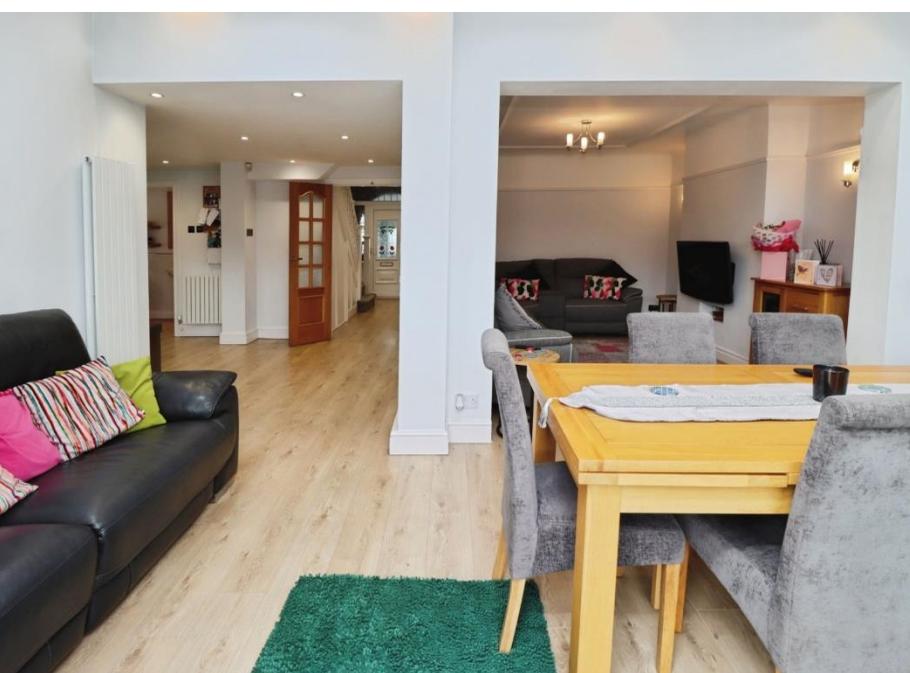
7'10" (2.39m) x 6'10" (2.08m)

Bathroom

8'7" (2.62m) x 7'3" (2.21m)

Garage

14'10" (4.52m) x 8'2" (2.49m)







GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.

1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 1726 sq.ft. (160.3 sq.m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon are not tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 3202

Contact Us:

0151 334 5875

rachael@lesleyhooks.co.uk

23 Allport Lane, Bromborough,

Wirral, Merseyside, CH62 7HH

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.