



# Forwood Road, Bromborough

Offers Over £200,000



**LESLEY HOOKS**  
ESTATE AGENTS





This immaculately presented three bedroom semi-detached home really must be seen to be fully appreciated. Offered in true walk-in condition, this wonderful property is the perfect choice for buyers seeking a stylish, comfortable home with absolutely nothing left to do. From the moment you step through the front door, you are struck by the light and airy feel that flows throughout, enhanced by uPVC double glazing and a thoughtfully considered layout finished to an impressive standard. Stylish oak internal doors add a touch of real quality, whilst central heating ensures efficient, reliable warmth all year round. At the heart of the home is a superb open plan living space designed with modern family life in mind. The lounge provides a wonderful place to relax, centred around a striking contemporary electric fireplace. Open access leads seamlessly through into the kitchen dining room — a sociable and versatile space perfect for family living and entertaining alike. Double doors open directly to the rear garden, whilst the fitted kitchen impresses with integrated fridge freezer, dishwasher and a handy breakfast bar. To the first floor, three good sized bedrooms offer flexible accommodation, whilst the modern three piece bathroom features a contemporary suite with shower and shower screen over the bath. Externally, a private driveway provides off road parking for two vehicles. To the rear, a delightful garden enjoys a south westerly aspect with a patio area perfect for al fresco dining and entertaining throughout the warmer months. Ideally situated within walking distance of local shops, schools and transport links — early viewing is strongly recommended to avoid disappointment. Council tax band A. Freehold.



#### **Hallway**

13'5" (4.09m) x 6'8" (2.03m)

#### **Lounge**

10'0" (3.05m) x 11'0" (3.35m)

#### **Kitchen Dining Room**

13'0" (3.96m) Max x 18'4" (5.59m) Max

#### **Bedroom One**

12'0" (3.66m) x 11'0" (3.35m)

#### **Bedroom Two**

11'2" (3.4m) x 11'0" (3.35m)

#### **Bedroom Three**

8'1" (2.46m) x 6'9" (2.06m)

#### **Bathroom**

6'7" (2.01m) x 5'7" (1.7m)







GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA - 811 sq.ft. (75.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and it is recommended that you verify any measurements or statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, materials and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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