



Shetland Drive, Bromborough

£195,000



LESLEY HOOKS
ESTATE AGENTS





These lovely bungalows never fail to amaze me with the quality of accommodation on offer and the most convenient of locations that they occupy. Having full uPVC double glazing and gas central heating the layout briefly comprises reception porch, lounge with feature fireplace, kitchen with excellent range of units at both eye and floor level, integrated oven, electric hob and space for appliances, door leading out to the garden, there are two bedrooms and a shower room with stylish three piece suite. To the rear of the property there is a garden. Ideally situated within walking distance of Bromborough Village and a five minute drive to Bromborough retail park with its array of stores, restaurants and leisure pursuits. Bromborough Rake train station is close by and there are numerous bus routes available for you. Motorway networks with links to Liverpool and Chester are a ten minute drive away. The property is Freehold and is subject to a management fee of approx £180pcm



Hall

4'3" (1.3m) x 3'0" (0.91m)

Lounge

14'5" (4.39m) x 11'5" (3.48m)

Kitchen/Breakfast Room

12'4" (3.76m) x 8'2" (2.49m)

Bedroom One

14'5" (4.39m) x 9'1" (2.77m)

Bedroom Two

8'11" (2.72m) x 8'7" (2.62m)



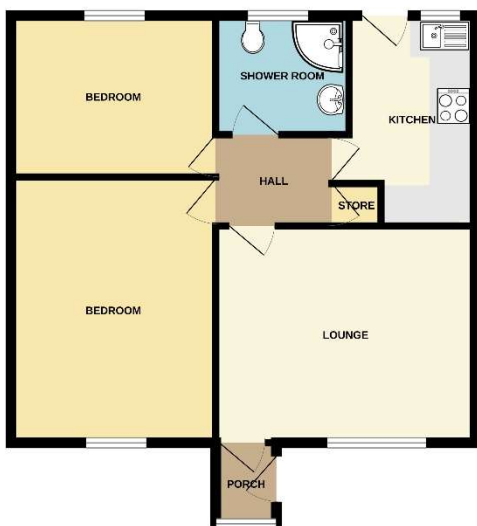
Shower Room

6'5" (1.96m) x 5'6" (1.68m)





GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.5 sq.m.) approx.
These floor plans are for information only. They are not intended to be used as a basis for any legal proceedings. The seller is not responsible for any errors or omissions in the floor plans. The seller is not responsible for any errors or omissions in the floor plans. The seller is not responsible for any errors or omissions in the floor plans.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us:

0151 334 5875

lesley@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.