



Harrow Grove, Bromborough

£220,000



LESLEY HOOKS
ESTATE AGENTS





Great family home, check out the kitchen/family room! Having full uPVC double glazing and combi fired gas central heating the layout briefly comprises reception hall, lounge with bay window to the front, kitchen/family room, three good size bedrooms and a bathroom with a three piece suite in white. To the rear of the property there is a garden mainly laid to lawn and to the front there is a driveway with off road parking. 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. Local primary and secondary schools are within easy reach. Bromborough train station is a ten minute walk away and there are numerous bus routes near by. Motorway networks with links to Liverpool and Chester are a ten minute drive away. Viewing is essential in order to appreciate this lovely home.

Lounge

10'6" (3.2m) x 11'2" (3.4m)

Bay window to the front.



Kitchen/Family Dining Room

19'11" (6.07m) Max x 17'11" (5.46m) Max
Narrowing to 11' 10" X 6' 3"

Fitted kitchen with range of units at both eye and floor level plus integrated oven and hob, fridge, freezer, breakfast island, patio doors onto the rear garden and door out to the side, space for table and chairs.

Bedroom One

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

Window to the front.

Bedroom Two

11'10" (3.61m) x 11'11" (3.63m)

Window to the rear.

Bedroom Three

6'5" (1.96m) x 8'6" (2.59m)

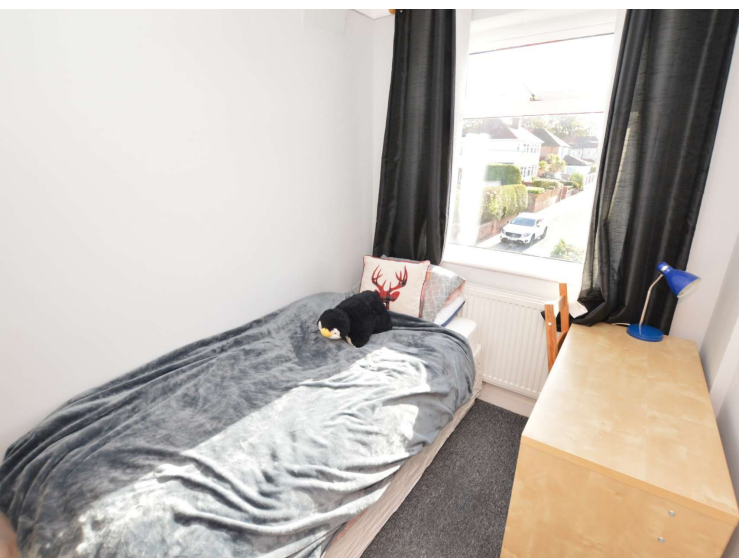
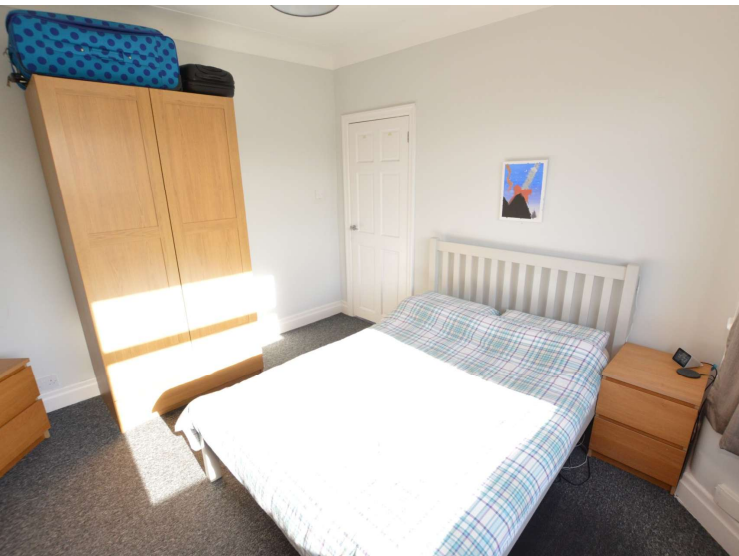
Window to the front.



Bathroom

7'5" (2.26m) x 6'4" (1.93m)

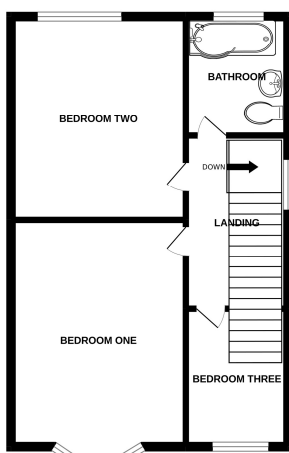
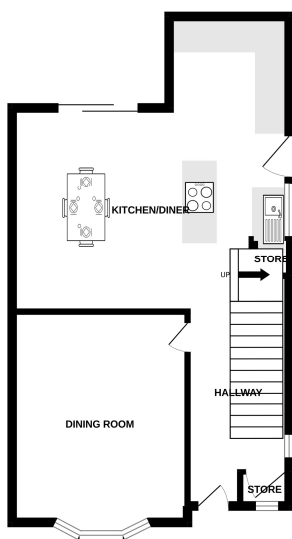
Three piece suite comprises wash hand basin, wc and p-shaped bath, partially tiled walls with shower above and shower screen.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the description 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 guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.