



# Neville Road, Bromborough

£240,000



**LESLEY HOOKS**  
ESTATE AGENTS







A Haven of Comfort and Convenience, this charming three-bedroom residence epitomizes family living at its finest. Boasting a range of modern comforts and conveniences, it offers a warm and inviting atmosphere. As you step through the entrance hall, you're greeted by a sense of homely warmth, accentuated by the full uPVC double glazing and combi-fired gas central heating. The layout is thoughtfully designed to accommodate the needs of a growing family, with each space offering both functionality and comfort. The lounge, adorned with a bay window to the front, beckons relaxation. Adjacent to it lies the dining room, featuring doors that seamlessly transition to the rear garden. The heart of the home, the fitted kitchen, is a chef's delight, boasting a range of units at both eye and floor level. With ample storage and workspace, meal preparation becomes a pleasure. You'll find three generously sized bedrooms, providing ample space. Completing the upper level is the family bathroom. Outside, the property continues to impress with its practicality and charm. A driveway with off-road parking leads to the garage, providing convenience for multiple vehicles. Meanwhile, the rear garden, predominantly laid to lawn with an additional patio area. The location of this home is second to none, with Bromborough Village and Bromborough Retail Park just a stone's throw away. Here, residents can enjoy an array of stores, restaurants, and leisure pursuits, ensuring that every need is catered to.

Families will appreciate the proximity to local primary and secondary schools, making the morning school run a breeze. For commuters, Bromborough train station is a mere ten-minute walk away, while numerous bus routes nearby provide convenient transportation options. Furthermore, with motorway networks offering easy access to Liverpool and Chester just a ten-minute drive away, this home truly combines the best of suburban living with urban connectivity.



### Hallway

6'8" (2.04m) x 14'4" (4.37m)

### Lounge

11'4" (3.46m) x 13'8" (4.17m)

### Dining Room

11'4" (3.46m) x 12'4" (3.77m)

### Kitchen

7'1" (2.17m) x 17'1" (5.21m)

### Bedroom One

10'1" (3.07m) x 14'8" (4.48m)

### Bedroom Two

10'1" (3.07m) x 11'6" (3.51m)

### Bedroom Three

6'9" (2.07m) x 9'9" (2.96m)

### Bathroom

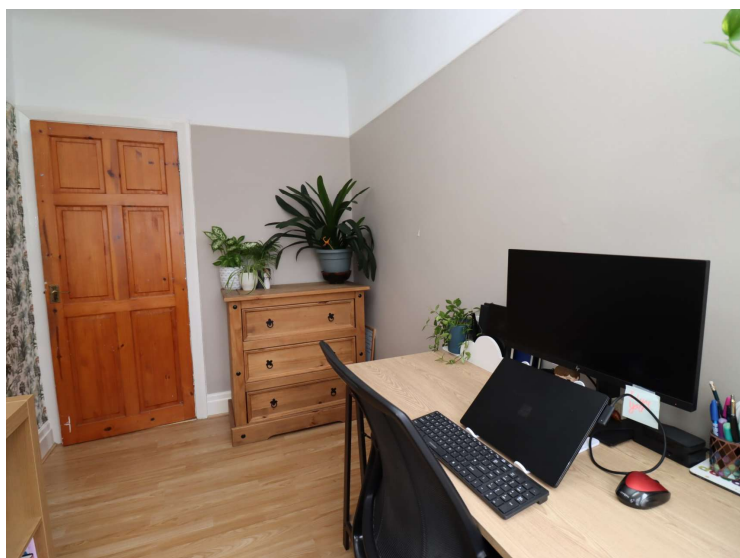
6'4" (1.94m) x 6'7" (2.01m)

### Garage

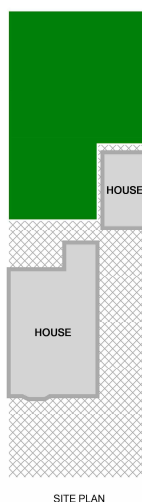
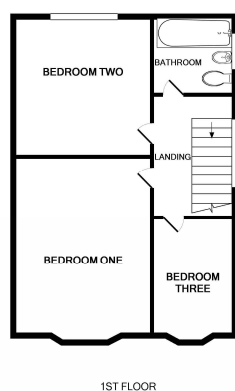
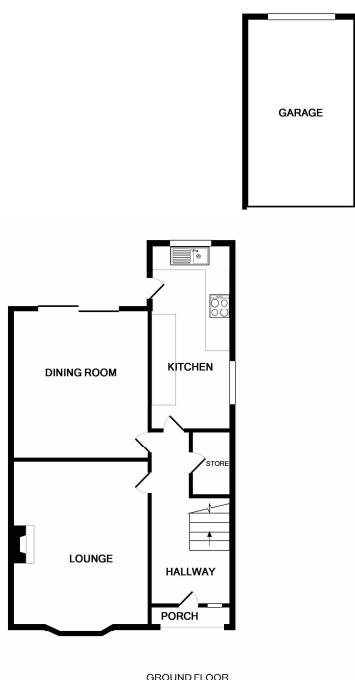
9'1" (2.76m) x 15'7" (4.76m)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact Us:

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.