



Ashfield Road, Bromborough

£240,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming semi-detached home, a perfect haven for families or first-time buyers. As you step inside, you'll immediately notice the spaciousness and impeccable condition of this property. The entrance hallway welcomes you into the heart of the home, leading seamlessly into the lounge through dining room, offering ample space for relaxation and entertaining. Adjacent to this space is a bright conservatory, inviting in plenty of natural light and providing a tranquil spot to enjoy the surrounding garden views. The fitted kitchen is a chef's delight, boasting modern amenities, integrated appliances and ample storage space, with a convenient utility room nearby for added functionality. A stylish downstairs bathroom completes the ground floor layout, offering convenience and comfort. Ascending the stairs, you'll find three generously sized double bedrooms, each providing a peaceful retreat for rest and relaxation. A modern shower room adds convenience and luxury to the upper level. Outside, the property offers practicality and charm in equal measure. A driveway with off-road parking at the front ensures convenience for vehicles, while the rear garden is a true delight, generously sized and beautifully landscaped, featuring a patio area perfect for outdoor dining or simply enjoying the fresh air. With uPVC double glazing and combi fired gas central heating, this home ensures year-round comfort and efficiency. Don't miss the opportunity to make this delightful property your own and create lasting memories in a welcoming and inviting environment. Council tax band A. Freehold.



Hall

7'2" (2.18m) x 5'7" (1.7m)

Lounge

15'7" (4.75m) x 10'2" (3.1m)

Dining Room

10'10" (3.3m) x 10'2" (3.1m)

Conservatory

9'3" (2.82m) x 8'3" (2.51m)

Kitchen

15'6" (4.72m) x 5'9" (1.75m)

Utility Room

9'6" (2.9m) x 9'0" (2.74m)

Bathroom

6'2" (1.88m) x 5'8" (1.73m)

Bedroom One

15'8" (4.78m) x 9'1" (2.77m)

Bedroom Two

11'8" (3.56m) x 10'11" (3.33m)

Bedroom Three

10'8" (3.25m) x 9'9" (2.97m)

Shower Room

8'5" (2.57m) x 4'2" (1.27m)







GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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