

Woodyear Road, Bromborough £275,000









LESLEY HOOKS
ESTATE AGENTS









Welcome to this immaculately presented semidetached home, perfectly positioned in a highly sought-after location and ready for you to move straight in. Thoughtfully maintained throughout, this delightful property offers comfort, convenience, and charm in equal measure. Step inside to find a porch and a welcoming hallway complete with two built-in storage cupboards, leading to a bright and airy front sitting room perfect for relaxing or greeting guests. The spacious lounge seamlessly opens into the dining area, creating a warm and sociable space for family life or entertaining. The well-appointed fitted kitchen adds both style and functionality to the ground floor. Upstairs, you'll find three generously sized bedrooms, each benefiting from fitted wardrobes, offering plenty of storage. The fully tiled, modern three-piece shower room adds a touch of luxury, and a drop-down ladder provides easy access to a handy loft space. Outside, the home continues to impress. A driveway at the front provides off-road parking for several vehicles and leads to a garage for additional storage or parking. The rear garden is simply divine — enjoying a sunny southerly aspect, it boasts a lovely patio area ideal for outdoor dining or relaxing. At the far end of the garden, you'll find a fantastic man cave, currently set up as a gym — a versatile space to suit your lifestyle. Ideally located within walking distance of Bromborough village and its array of shops, cafés, and amenities, this superb property ticks all the boxes for modern family living. Don't miss your chance to make it yours! Council tax band C. Freehold.

Porch

7'6" (2.29m) x 2'10" (0.86m)

Hallway

15'6" (4.72m) x 6'6" (1.98m)

Sitting Room

10'10" (3.3m) Into Bay x 11'4" (3.45m)

Lounge

12'0" (3.66m) x 10'10" (3.3m)

Dining Room

10'5" (3.18m) x 9'5" (2.87m)

Kitchen

16'3" (4.95m) x 6'10" (2.08m)

Bedroom One

11'10" (3.61m) Into Bay x 10'10" (3.3m)

Bedroom Two

12'0" (3.66m) x 10'10" (3.3m) Into Wardrobe Recess

Bedroom Three

8'2" (2.49m) x 7'1" (2.16m)

Bathroom

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







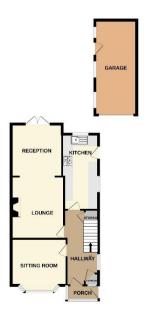








GROUND FLOOR 762 sq.ft. (70.8 sq.st.) suprox 19 HLOON 412 sq.ft (38.2 sq.m.) approx.





TOTAL FLOOR AREA: 1173 sq.m. (109.0 sq.m.) approx.

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Contact Us:

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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.