



# Woodyear Road, Bromborough

£275,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this immaculately presented semi-detached 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)









