



Magazine Road, Bromborough

Offers Overs £300,000



LESLEY HOOKS
ESTATE AGENTS





Step into this spacious four-bedroom detached family home, a modern build brimming with potential awaiting your personal touch. To the ground floor of the property you'll be greeted by a generous open plan kitchen dining room, a good size lounge and a downstairs wc for added convenience. Ascending the stairs, you'll find four good sized bedrooms, each offering the promise of peaceful slumber and personalised decor. The master bedroom offers an ensuite shower room, providing convenience and privacy for its occupants. There is a separate family bathroom with a modern three piece suite. Outside you'll find a low maintenance garden offers endless possibilities for outdoor enjoyment and relaxation. With a little landscaping and attention to detail, this outdoor space could be transformed into a tranquil oasis ideal for family gatherings and outdoor activities. To the front there is a driveway with off road parking leading to the garage. The property is located close to local amenities including the Croft Retail Park which is within walking distance and for transport links the A41 is to hand offering networks to the Mersey Tunnels and M53 Motorway. This property is leasehold with a ground rent of approx £400 annually with approx 237 years remaining on the lease.



Entrance Hall

14'10" (4.52m) x 7'2" (2.18m) Max

Lounge

15'11" (4.85m) x 10'6" (3.2m)

Kitchen/Family Room

26'3" (8m) x 9'11" (3.02m)

Downstairs WC

5'5" (1.65m) x 2'11" (0.89m)

Bedroom One

14'0" (4.27m) Max x 10'8" (3.25m)

En-Suite

18'8" (5.69m) x 4'6" (1.37m)

Bedroom Two

11'0" (3.35m) x 11'11" (3.63m) Max

Bedroom Three

10'1" (3.07m) x 8'5" (2.57m)

Bedroom Four

8'10" (2.69m) x 8'6" (2.59m)

Bathroom

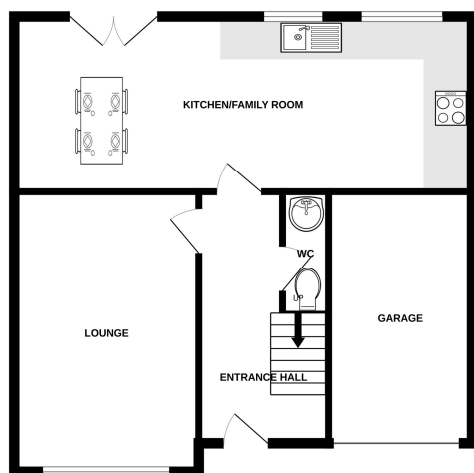
6'9" (2.06m) x 5'7" (1.7m)



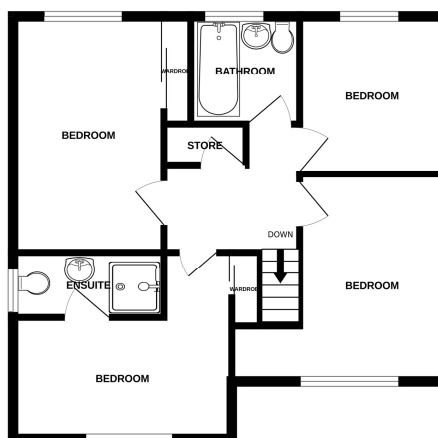




GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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