



# Pool Lane, Bromborough

£270,000



LESLEY HOOKS  
ESTATE AGENTS





Wow! This modern detached house comes with a superb rear garden and is offered for sale with no onward chain. Having uPVC double glazing and combi fired gas central heating the layout comprises entrance porch, lounge, kitchen dining room, downstairs wc and integrated garage. Upstairs there are three good size bedrooms, ensuite and a family bathroom. Outside the property to the front there is a driveway with off road parking and an array of mature plants and shrubs. To the rear is the most divine garden mainly laid to lawn which enjoys a southerly aspect, patio seating area and superb borders with a variety of plants and flowers. The property was built in 2018 and therefore still benefits from the NHBC warranty. Situated in Bromborough Pool the property is a five minute drive away from the Croft Retail Park with its selection of shops and leisure pursuits. The property is FREEHOLD and there is a charge payable for the maintenance of the estate of approx £175 per annum.

### Hallway

5'9" (1.75m) x 3'11" (1.19m)



### Lounge

16'0" (4.88m) x 10'0" (3.05m)

### Kitchen/Family Dining Room

18'11" (5.77m) x 7'8" (2.34m)

### Downstairs WC

5'0" (1.52m) x 3'0" (0.91m)

### Bedroom One

14'3" (4.34m) Max x 9'6" (2.9m)

### En-Suite

6'11" (2.11m) x 4'3" (1.3m)



### Bedroom Two

11'3" (3.43m) Max x 8'8" (2.64m)

Max

### Bedroom Three

10'0" (3.05m) x 8'0" (2.44m)

### Bathroom

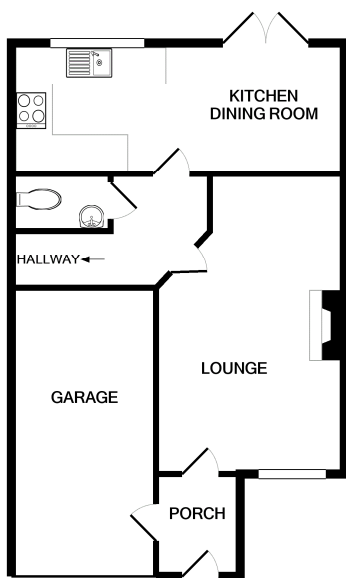
8'8" (2.64m) x 5'7" (1.7m)

### Garage

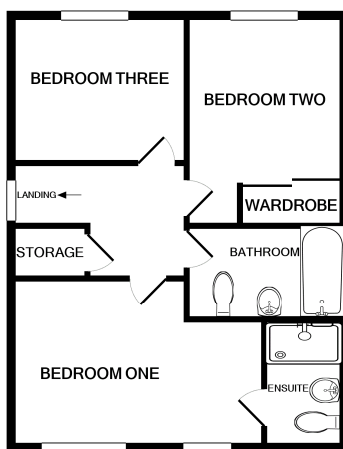
14'9" (4.5m) x 7'9" (2.36m)



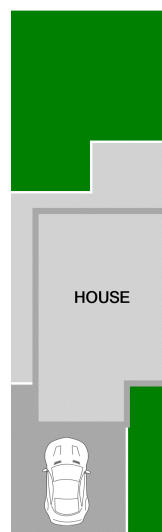




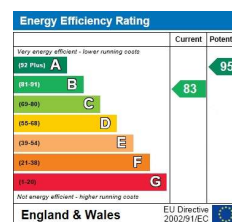
GROUND FLOOR



1ST FLOOR



SITE PLAN



875

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ane, Bromborough,  
rseyside, CH62 7HH

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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