



Acre Lane, Bromborough

£200,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this deceptively spacious, light and airy semi-detached home that's ready for you to move straight into. Thoughtfully designed and beautifully presented throughout, the property benefits from uPVC double glazing and combi-fired gas central heating for year-round comfort. Step inside and you'll find a welcoming hallway, a bright and cosy lounge complete with a charming bay window, and a smartly fitted kitchen dining room — perfect for everyday family life or entertaining guests. Upstairs offers three generously sized bedrooms, along with a stylish, fully tiled bathroom featuring a modern shower and screen over the bath. Outside, the property continues to impress with a driveway offering off-road parking for several cars at the front, while the rear boasts a delightful and surprisingly large garden with a patio area — ideal for relaxing or enjoying summer BBQs. Ideally located within walking distance of local schools and all the shops, cafés, and amenities in Bromborough village, this lovely home offers both comfort and convenience in equal measure. Council tax band B. Freehold.



Hallway

9'10" (3m) x 5'10" (1.78m)

Lounge

12'2" (3.71m) Into Bay x 12'11" (3.94m)

Kitchen Dining Room

23'2" (7.06m) x 10'9" (3.28m) Max



Bedroom One

13'0" (3.96m) x 9'9" (2.97m)

Bedroom Two

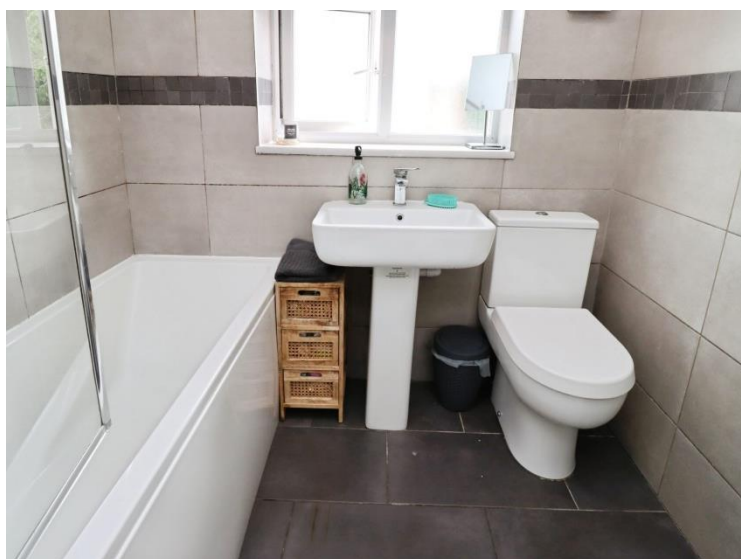
13'0" (3.96m) x 8'7" (2.62m)

Bedroom Three

9'11" (3.02m) x 6'0" (1.83m)

Bathroom

6'7" (2.01m) x 5'6" (1.68m)





GROUND FLOOR
416 sq. ft. (38.6 sq.m.) approx.



1ST FLOOR
405 sq. ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq. ft. (76.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only 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.
Made with floorplan 52025

Contact Us:

0151 334 5875

rachael@lesleyhooks.co.uk

23 Allport Lane, Bromborough,
Wirral, Merseyside, CH62 7HH

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.