



Magazine Road, Bromborough

£325,000



LESLEY HOOKS
ESTATE AGENTS





NO CHAIN!!!! This stunning four-bedroom detached house boasts spacious and immaculate accommodation, this home is perfect for families seeking comfort and convenience. Equipped with uPVC double glazing and gas central heating, the layout ensures a cozy and energy-efficient living environment.

The entrance hallway leads to all main ground floor rooms.

Conveniently located for guests and family use is the lounge a bright and airy room, ideal for relaxing and entertaining.

Modern and well-appointed the kitchen provides ample storage and workspace with a practical utility room for laundry and additional storage needs and a handy downstairs wc. To the first floor are four generously sized bedrooms, providing ample space for a growing family.

The master bedroom includes an en-suite shower room for added privacy and convenience. There is also a separate family bathroom, well-equipped to serve the additional bedrooms.

To the front is a driveway with off-road parking for two cars leading to the garage, offering ample parking and storage solutions. To the rear is a well-maintained garden, predominantly laid to lawn with a seating area, creating a perfect space for outdoor relaxation and entertainment.



The property is ideally situated close to local amenities, including the Croft Retail Park, which is within walking distance. For transport links, the A41 is easily accessible, providing networks to the Mersey Tunnels and the M53 Motorway, making commuting and travel straightforward and convenient.

This exceptional home combines practical living spaces with a prime location, making it an ideal choice for families looking to settle in a vibrant and accessible area. Don't miss the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing! The property is leasehold with a ground rent of approx £400 per year and a service charge of £45 a quarter.

Entrance Hallway

8'4" (2.54m) x 6'4" (1.93m)

Lounge

14'9" (4.5m) x 13'0" (3.96m)

WC

5'11" (1.8m) x 3'2" (0.97m)

Kitchen

12'0" (3.66m) x 30'0" (9.14m)

Utility

6'5" (1.96m) x 4'7" (1.4m)

Bedroom One

13'3" (4.04m) x 11'2" (3.4m)

En-Suite

8'5" (2.57m) x 5'9" (1.75m)

Bedroom Two

13'9" (4.19m) Max x 9'0" (2.74m)

Bedroom Three

13'9" (4.19m) Max x 9'1" (2.77m) Max

Bedroom Four 11'4" (3.45m) x 8'10" (2.69m)

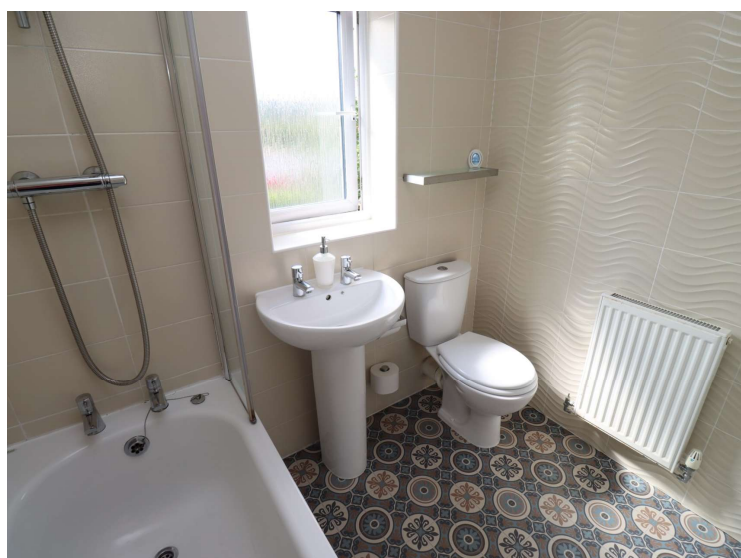
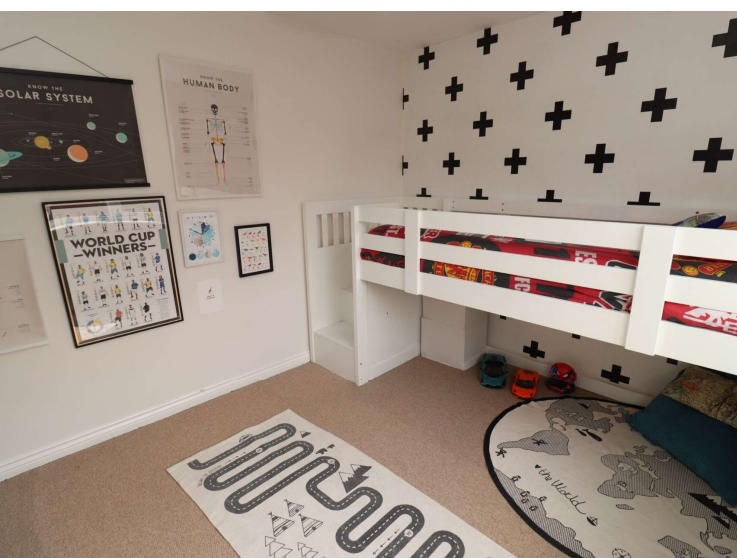
Bathroom

6'9" (2.06m) x 5'6" (1.68m)

Garage

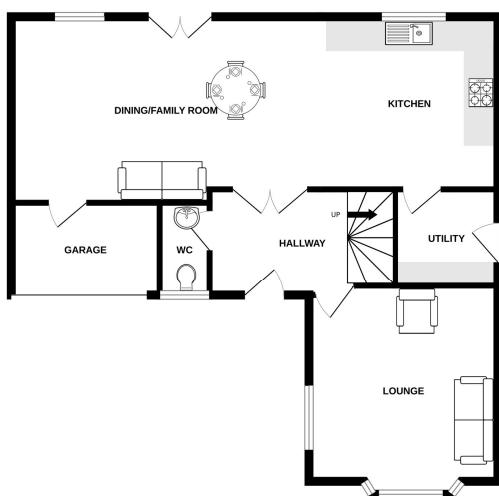
8'0" (2.44m) x 5'10" (1.78m)







GROUND FLOOR



1ST FLOOR



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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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.