



# Wentworth Drive, Bromborough

£265,000



**LESLEY HOOKS**  
ESTATE AGENTS





Nestled in a highly sought-after residential area, this charming detached home is brimming with potential, perfect for those with a creative touch who wish to make it their own. While the property would benefit from some updating, it already offers uPVC double glazing and a combi-fired gas central heating system for comfort and efficiency.

The layout welcomes you with a porch, leading to a spacious lounge that opens through double doors into the dining room, where you'll find access to both the garden and the well-equipped kitchen, complete with a cooker, washing machine, fridge, and tumble dryer. Upstairs, the home boasts three generously sized bedrooms and a three-piece bathroom, offering ample space for a growing family.



Outside, there's a driveway with off-road parking that leads to a garage, while the rear of the property showcases a delightful, private garden that isn't overlooked. Conveniently located within walking distance to Bromborough train station, local schools, and the Mere Brook pub, this home is ideally positioned for both commuting and community. With no onward chain, it's ready for its next chapter—just waiting for someone to bring their vision to life. Council tax band D. Freehold.

#### **Porch**

2'2" (0.66m) x 5'6" (1.68m)

#### **Lounge**

16'8" (5.08m) x 12'11" (3.94m)

#### **Dining Room**

10'9" (3.28m) x 8'11" (2.72m)

#### **Kitchen**

10'9" (3.28m) x 7'4" (2.24m)

#### **Bedroom One**

13'4" (4.06m) x 9'11" (3.02m)

#### **Bedroom Two**

10'10" (3.3m) x 10'9" (3.28m)

#### **Bedroom Three**

10'1" (3.07m) Max x 6'5" (1.96m)

#### **Bathroom**

6'2" (1.88m) x 5'7" (1.7m)







GROUND FLOOR

1ST FLOOR



s.co.uk  
romborough,  
e, CH62 7HH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix ©2024

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.