



Port Causeway, Bromborough

£200,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming end terraced home, offering deceptively spacious accommodation that's ready for you to move straight into. Thoughtfully designed and well-presented throughout, the property benefits from uPVC double glazing and efficient combi-fired gas central heating. Step inside to find a welcoming hallway leading to a bright and airy lounge, complete with stylish laminate flooring. The smart, modern kitchen is perfect for cooking and entertaining, and there's the added bonus of a separate utility area for extra convenience. Upstairs, you'll find three generously sized bedrooms, ideal for families or those needing extra space to work from home. The fully tiled bathroom is both sleek and contemporary, featuring a shower over the bath and a modern shower screen. Outside, the front of the property boasts a driveway providing off-road parking for several cars, as well as access to a garage. To the rear, a delightful garden awaits, complete with a timber decked patio—perfect for relaxing or entertaining—enjoying a sunny southerly aspect. Ideally located, this lovely home is just a short walk from Bromborough Retail Park, local schools, and excellent bus routes, making it perfect for families and commuters alike. Don't miss out on this spacious and well-positioned home! Council tax band A. Freehold.



Hall

6'1" (1.85m) x 3'0" (0.91m)

Lounge

16'0" (4.88m) x 11'11" (3.63m)

Kitchen

12'8" (3.86m) x 7'10" (2.39m)

Utility Area

5'6" (1.68m) x 2'8" (0.81m)

Bedroom One

11'10" (3.61m) x 10'10" (3.3m)

Bedroom Two

11'0" (3.35m) x 8'5" (2.57m)

Bedroom Three

7'11" (2.41m) x 7'7" (2.31m)

Bathroom

7'11" (2.41m) x 4'9" (1.45m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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