

Port Causeway, Bromborough

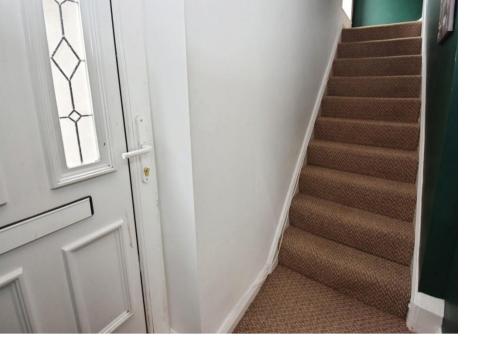
£200,000















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 wellpositioned 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)















1ST FLOOR 372 sq.ft. (34.6 sq.m.) approx

GROUND FLOOR 504 sq.ft. (46.8 sq.m.) approx



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 Energy Efficiency Rating

 Current
 Potential

 Very energy efficient - lower running costs
 (22 Plus)

 (81-91)
 B
 87

 (81-91)
 B
 70

 (65-68)
 D
 70

 (39-54)
 E
 70

 (1-20)
 G
 70

 Not energy efficient - higher running costs
 EU Directive 2002/91/EC

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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.