



Pool Lane, Bromborough

Offers Over £230,000



LESLEY HOOKS
ESTATE AGENTS





This stunning, modern three bedroom semi detached home has been finished to the highest standards. Located in a desirable, contemporary estate, the property offers a perfect blend of style, comfort, and convenience.

On the ground floor, you'll find a welcoming hallway, a convenient downstairs WC, and a spacious lounge. The open plan kitchen diner is a real highlight, providing an ideal space for both family life and entertaining, with sleek modern fittings and ample room for dining. Upstairs, there are three bedrooms, including a master with an en-suite shower room, as well as a modern family bathroom.

The rear garden is a delightful, private space, perfect for relaxing or outdoor dining with raised decked area, while the front of the property boasts a driveway with two spaces for off-road parking. This added bonus offers room for multiple vehicles, making this home even more practical.



Situated within a modern development, the property benefits from easy access to local amenities, making it ideal for families or professionals. With its exceptional finish, generous accommodation, and thoughtful design, this property is a must see. The property is Freehold with an estate maintenance charge of approx £150 per annum. Council Tax Band B.

Entrance Hall

7'7" (2.31m) x 3'0" (0.91m)

Lounge

15'0" (4.57m) x 11'11" (3.63m)

Kitchen

15'8" (4.78m) x 9'0" (2.74m)

Downstairs WC

4'11" (1.5m) x 3'0" (0.91m)

Bedroom One

11'11" (3.63m) Max x 9'5" (2.87m)

En-Suite

6'3" (1.91m) x 5'4" (1.63m)

Bedroom Two

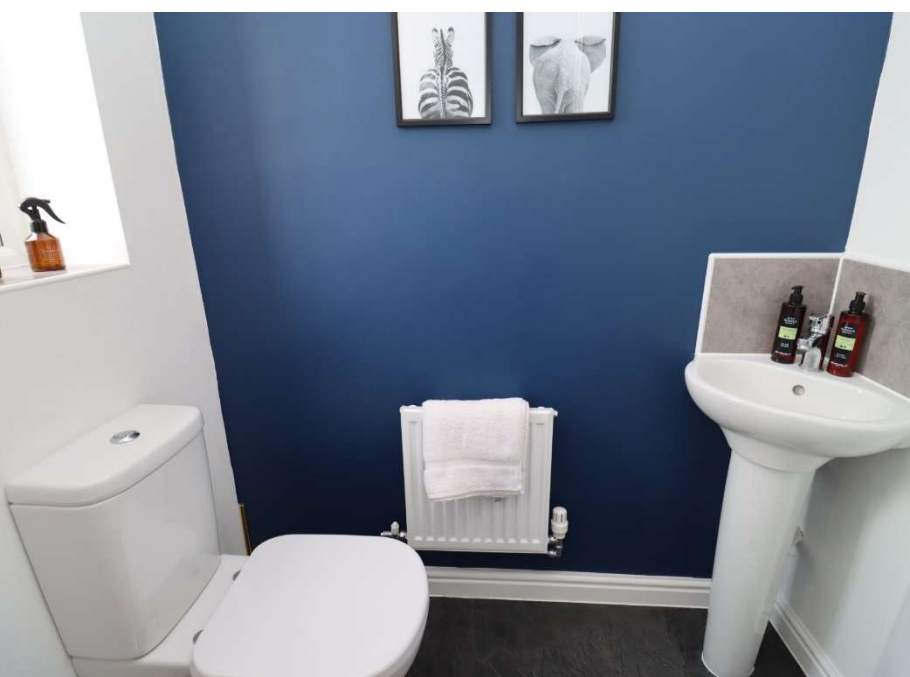
9'2" (2.79m) x 7'8" (2.34m)

Bedroom Three

7'8" (2.34m) x 5'9" (1.75m)

Bathroom

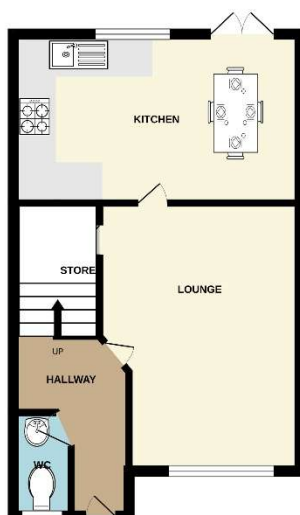
6'2" (1.88m) x 5'11" (1.8m)



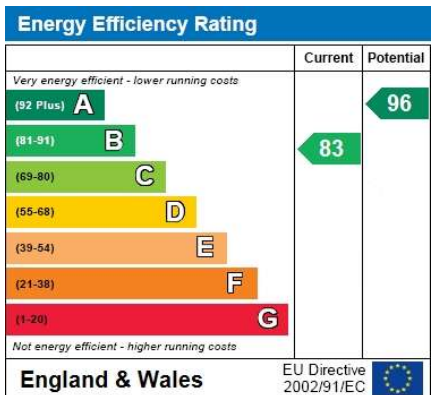
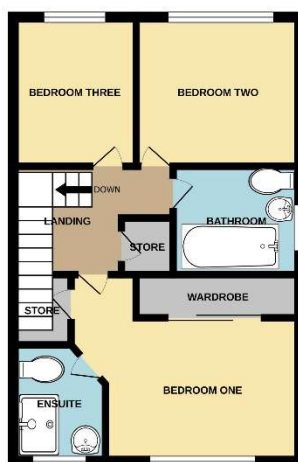




GROUND FLOOR



1ST FLOOR



Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

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

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 misstatement. 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 operation 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.