



# Croft Green, Bromborough

£200,000



**LESLEY HOOKS**  
ESTATE AGENTS





This beautifully presented three-bedroom modern townhouse offers thoughtfully designed accommodation that is ready to move straight into. Perfectly blending style and practicality, the property enjoys a sought-after cul-de-sac position, providing a peaceful setting with excellent access to local amenities.

The ground floor features an inviting entrance hall leading through to a spacious lounge, ideal for relaxing and entertaining. The heart of the home is the contemporary fitted kitchen and dining room, complete with integrated appliances and elegant double doors opening onto the rear garden—creating a seamless indoor-outdoor living experience.

Upstairs, the first floor offers two generously proportioned double bedrooms, both presented to a high standard, along with a stylish family bathroom fitted with a sleek three-piece suite in white.

Externally, the property boasts off-road parking for two vehicles at the front, while the rear garden provides a private space perfect for outdoor dining or relaxing.

This appealing home is conveniently located within walking distance of Bromborough Retail Park, offering a wide selection of shops, restaurants, and leisure facilities. Excellent transport links are also within easy reach, including Spital train station (just a five-minute drive away) and several local bus routes. For commuters, the motorway network is easily accessible, providing quick connections to both Liverpool and Chester. A choice of well-regarded primary and secondary schools are also nearby, making this a perfect choice for families.



#### **Hall**

5'3" (1.6m) x 3'9" (1.14m)

#### **Lounge**

14'7" (4.45m) x 9'9" (2.97m)

#### **Kitchen/Dining Room**

12'10" (3.91m) x 9'2" (2.79m)

#### **Bedroom One**

12'8" (3.86m) Max x 12'11" (3.94m) Into Recess

#### **Bedroom Two**

11'2" (3.4m) x 7'10" (2.39m)

#### **Bathroom**

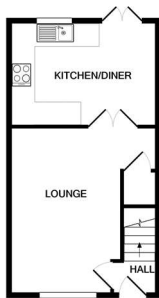
8'9" (2.67m) x 4'9" (1.45m)



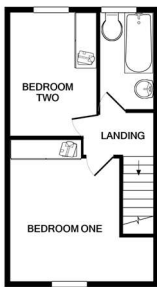




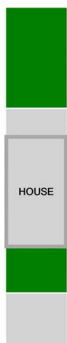




GROUND FLOOR



1ST FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Contact Us:

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