



Tellets Hey, Bromborough

£450,000



LESLEY HOOKS
ESTATE AGENTS





Wow, wow, wow! Take a look at this executive family home, ready to move into this stunning property benefits from a number of additional extras. Designed with space, comfort and luxury in mind, every room offers an impressive blend of style and practicality — making it a standout home for modern family living.

From the moment you step into the grand entrance hallway, it's clear this is no ordinary house. To the right, the elegant lounge welcomes you with a deep bay window to the front and a contemporary flame-effect fireplace that adds a cosy, luxurious touch.

The heart of the home is undoubtedly the expansive open-plan kitchen, dining and family room. Featuring a central island, sleek built-in appliances, and plenty of room for both formal dining and relaxed seating, it's a space made for entertaining. Bi-folding doors stretch across the rear, opening onto the garden and flooding the area with natural light. A handy utility room and downstairs WC complete the ground floor layout.



Upstairs, you'll find four generously sized bedrooms. The master suite is particularly impressive, boasting a stunning arched window that adds architectural flair, along with a well appointed en-suite shower room. A stylish family bathroom serves the remaining bedrooms.

Outside, a spacious driveway provides ample off-road parking leading to the garage.

With every detail already taken care of to an exceptional standard, this is a move-in-ready home where you truly won't need to lift a finger.

Freehold. EPC B. Council Tax Band E.

Lounge

20'0" (6.1m) x 11'6" (3.51m)

Kitchen/Family Room

27'6" (8.38m) Max x 12'6" (3.81m) Max

Narrowing to 11'3 x 16'2

Utility

7'2" (2.18m) x 6'2" (1.88m)

Downstairs WC

5'5" (1.65m) x 4'2" (1.27m)

Bedroom One

13'9" (4.19m) x 11'0" (3.35m)

En-Suite

11'1" (3.38m) x 4'5" (1.35m)

Bedroom Two

10'5" (3.18m) Max x 11'0" (3.35m) Max

Bedroom Three

12'7" (3.84m) x 9'0" (2.74m)

Bedroom Four

9'9" (2.97m) x 8'10" (2.69m)

Garage

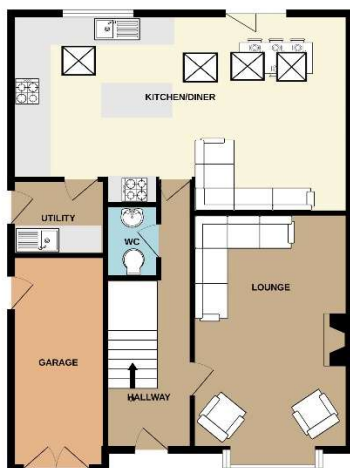
17'4" (5.28m) x 8'5" (2.57m)



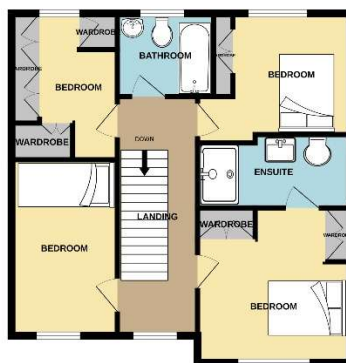




GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, rooms and any other areas 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: Neople 5/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		92
(81-91) B	83	
(69-80) C		
(55-58) D		
(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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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.