



Marshall Close, Bromborough

£260,000



LESLEY HOOKS
ESTATE AGENTS





Step into contemporary luxury with this stunning modern detached home, built in 2018 and offering move-in ready accommodation. Immaculately presented throughout, the property combines style, comfort and functionality in equal measure — perfect for modern family living.



Upon entering, you're greeted by a welcoming entrance porch leading into a beautifully appointed lounge, ideal for relaxing or entertaining. A handy downstairs WC adds convenience, while the heart of the home lies in the sleek, modern fitted kitchen with doors that open directly onto the rear garden — perfect for indoor-outdoor living.

Upstairs, you'll find three generous double bedrooms, including a luxurious main suite complete with a stylish en-suite shower room. A separate family bathroom serves the remaining bedrooms and is finished to a high standard.

Additional highlights include an integral garage and a driveway. The rear garden is also a stand out feature with patio, ample lawn space and a seating area.

This is a home that's ready for you to unpack and enjoy from day one. Council Tax Band C. The property is Freehold with an estate management charge of approx £200 per annum.



Porch

5'9" (1.75m) x 3'11" (1.19m)

Lounge

16'0" (4.88m) x 10'0" (3.05m)

Kitchen/Diner

18'11" (5.77m) x 7'8" (2.34m)

WC

5'0" (1.52m) x 3'0" (0.91m)

Bedroom One

14'3" (4.34m) x 9'6" (2.9m)

En-Suite

6'11" (2.11m) x 4'3" (1.3m)

Bedroom Two

11'3" (3.43m) x 8'8" (2.64m)

Bedroom Three

10'0" (3.05m) x 8'0" (2.44m)

Bathroom

8'8" (2.64m) x 5'7" (1.7m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 Plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) 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 or 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.