



Cooks Acre, Bromborough

£300,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this stunningly presented, recently built detached home, perfectly designed for modern living and ready for you to move straight into—no work required! With uPVC double glazing and combi-fired gas central heating, the property offers a warm and efficient living space all year round. Step inside to a bright and welcoming hallway, complete with a handy downstairs WC. The lounge is a cosy yet elegant space, featuring a bay window with stylish shutters and a beautiful feature fireplace—ideal for relaxing evenings. To the rear of the home, you'll find a smartly fitted kitchen dining room, complete with integrated appliances including a dishwasher, fridge freezer, and washing machine. Double doors open out to the garden, creating the perfect flow for entertaining or enjoying summer days with family. Upstairs, there are three generously sized bedrooms, all with sleek fitted sliding wardrobes. The master bedroom benefits from its own modern en-suite shower room, while the remaining rooms are served by a stylish three-piece family bathroom. Outside, the front of the property offers a driveway with off-road parking leading to a garage, while the rear garden is a true highlight—a divine, west-facing space with a patio area, ideal for soaking up the afternoon and evening sun. Perfectly located, this home is just a short stroll from the vibrant shops, bars, and eateries of Bromborough Village. Excellent local schools are nearby, and Bromborough train station, offering direct routes to Liverpool and Chester, is also within easy reach—ideal for commuters. This is a fantastic opportunity to own a beautiful home in a sought-after location—viewing is highly recommended! Council tax band D. Freehold.



Hallway

12'11" (3.94m) x 4'2" (1.27m)

Downstairs WC

5'6" (1.68m) x 3'8" (1.12m)

Lounge

17'6" (5.33m) Into Bay x 10'3" (3.12m)

Kitchen Dining Room

19'0" (5.79m) x 9'5" (2.87m)

Master Bedroom

11'8" (3.56m) x 10'3" (3.12m)

En-Suite

7'9" (2.36m) x 2'11" (0.89m)

Bedroom Two

10'6" (3.2m) x 10'3" (3.12m)

Bedroom Three

8'5" (2.57m) x 7'9" (2.36m) To Wardrobe

Bathroom

8'4" (2.54m) x 5'6" (1.68m)

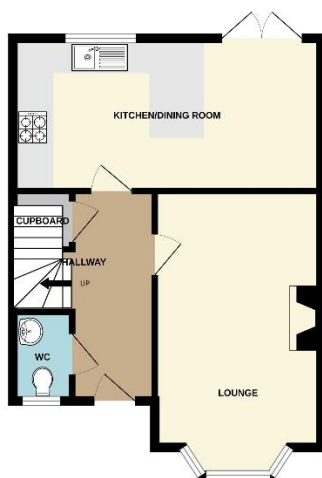






GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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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