



Marshall Close, Bromborough

£325,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented modern detached home, offering immaculate and stylish accommodation that's ready for you to move straight into. Thoughtfully designed for contemporary family living, the property benefits from uPVC double glazing and a combi-fired gas central heating system for year-round comfort. Step inside and you're greeted by a welcoming hallway, a handy downstairs WC, a bright and spacious lounge, and a cosy sitting room perfect for relaxing or entertaining. At the heart of the home is a stunning open-plan kitchen and family room, complete with sleek finishes and double doors that lead effortlessly out to the rear garden—ideal for summer evenings and family gatherings. Upstairs, you'll find four generously sized bedrooms. The master bedroom enjoys the added luxury of an en-suite shower room, while the remaining rooms are served by a stylish three-piece family bathroom. Outside, the property offers a double-width driveway to the front, providing off-road parking for two vehicles side by side. To the rear, a beautifully maintained garden features a low-maintenance artificial lawn and a patio area perfect for outdoor dining and relaxation. Perfectly positioned in a popular residential area, this home is ideally suited for families looking for space, style, and convenience. Council tax band D. Freehold.



Hallway

16'1" (4.9m) x 4'0" (1.22m)

Downstairs WC

4'10" (1.47m) x 3'5" (1.04m)

Lounge

14'0" (4.27m) x 10'4" (3.15m)

Sitting Room

15'10" (4.83m) x 8'4" (2.54m)

Open Plan Kitchen Family Room

23'11" (7.29m) x 8'8" (2.64m)



Bedroom One

13'6" (4.11m) x 11'2" (3.4m)

En-Suite Shower Room

7'6" (2.29m) x 3'11" (1.19m)

Bedroom Two

14'1" (4.29m) x 10'5" (3.18m)

Bedroom Three

8'11" (2.72m) x 8'11" (2.72m)

Bedroom Four

9'10" (3m) x 7'6" (2.29m)

Bathroom

7'0" (2.13m) x 6'1" (1.85m)





GROUND FLOOR
626 sq ft (58.1 sq.m.) approx.



1ST FLOOR
622 sq ft (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq ft (115.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, 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 guidance 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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