

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 ensuite 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)



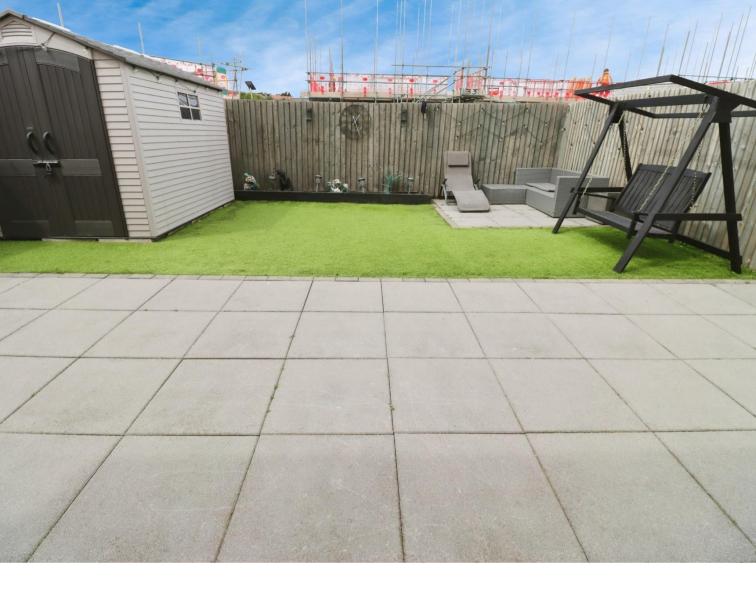
















1ST FLOOR 622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (115.9 sq.m.) approx. that every among has been read to ensure the accuracy of the footing contained have been measurement of doors, exclude, some and any other terms are approximate and no engoneibility is used for any entry of the state of the s

Contact Us:

0151 334 5875

rachael@lesleyhooks.co.uk 23 Allport Lane, Bromborough, Wirral, Merseyside, CH62 7HH

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.