



Pool Lane, Bromborough

£250,000



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. Fully equipped with integrated appliances including a fridge freezer, oven, hob and dishwasher, this kitchen also features French 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, featuring a stunning rainfall shower and elegant black matt fittings.

Additional highlights include an integral garage with plumbing for a washing machine, a driveway and a neat, low-maintenance front garden laid with artificial turf. The rear garden is south-westerly facing, ensuring it enjoys plenty of sunshine, and boasts a beautiful Indian sandstone patio, ample lawn space and mature plant and shrub borders.

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. Please note that the owner of this property is a 'Connected Person' to Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979.

Porch

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

Lounge

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

Kitchen Dining Room

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

Downstairs WC

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

Bedroom One

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

Ensuite

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

Bedroom Two

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

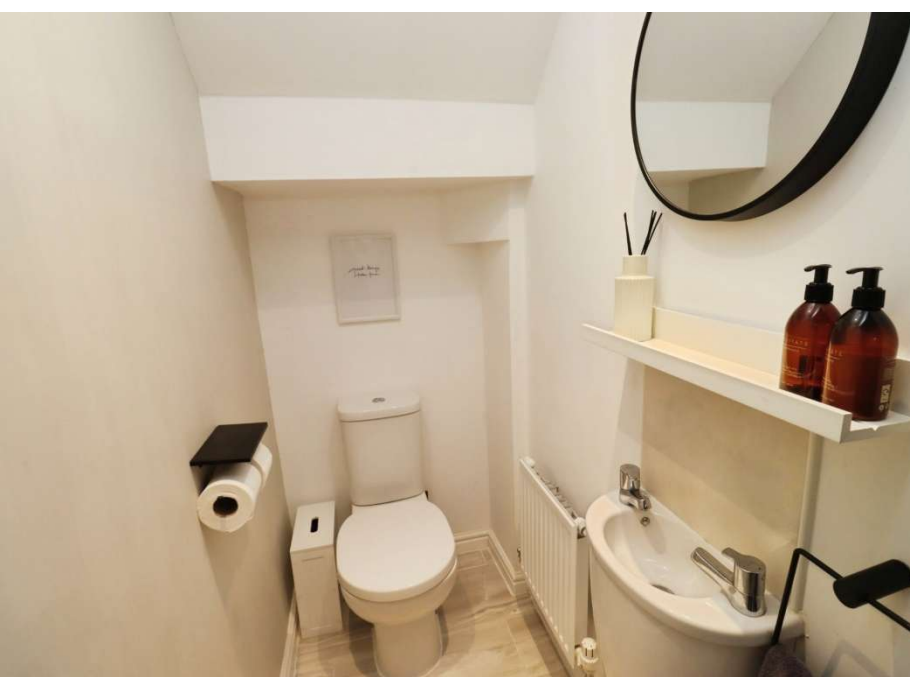
Bedroom Three

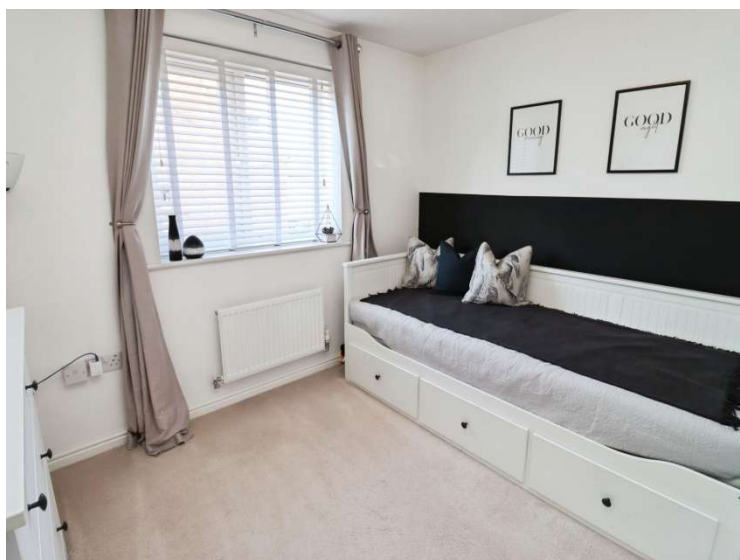
10'0" (3.05m) x 8'0" (2.44m)

Bathroom

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

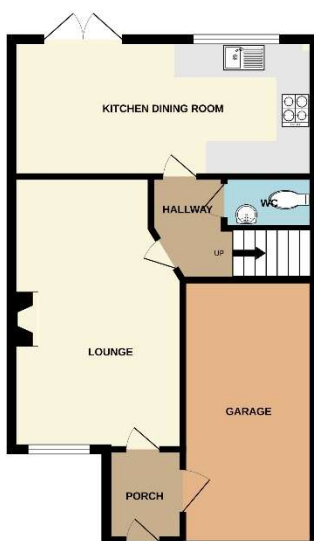
Garage



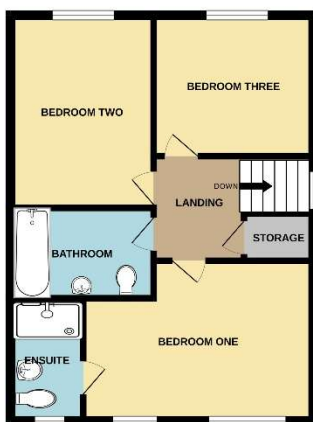




GROUND FLOOR



1ST FLOOR



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

Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

23 Allport Lane, Bromborough,
Wirral, Merseyside, CH62 7HH

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, 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.
Made with floorplan 52525

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.