



Broughton Road, Wallasey

£145,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a popular residential area, this light and airy semi-detached house is the perfect haven for a growing family. The property boasts a spacious layout that seamlessly combines comfort and functionality. As you step through the door, you are greeted by a welcoming hallway that sets the tone for the entire house. The lounge is bathed in natural light, creating a warm and inviting atmosphere for family gatherings or quiet evenings in. The adjacent dining room provides the ideal space for entertaining friends and enjoying delicious meals together. The well-equipped kitchen is a culinary haven, offering ample storage and modern conveniences for preparing family feasts. With uPVC double glazing and combi fired gas central heating, you can enjoy a cosy ambiance throughout the entire home, regardless of the season. Venturing upstairs, you'll discover four generously sized bedrooms, providing the perfect retreat for each family member. The wet room adds a touch of luxury, offering both convenience and style. Step outside, and you'll find a charming paved garden, perfect for outdoor activities and enjoying the fresh air. The brick-built outhouse adds extra storage space, keeping your home organised and clutter-free. Located in close proximity to local amenities, this property offers the convenience of easy access to schools, parks, shopping, and more. With its combination of comfort, space, and practical features, this semi-detached house is an ideal choice for a family looking to create lasting memories in a welcoming home. Welcome to a place where light, space, and convenience come together to create the perfect family haven! Council tax band A. Freehold.



Hallway

17'4" (5.28m) x 5'4" (1.63m)

Lounge

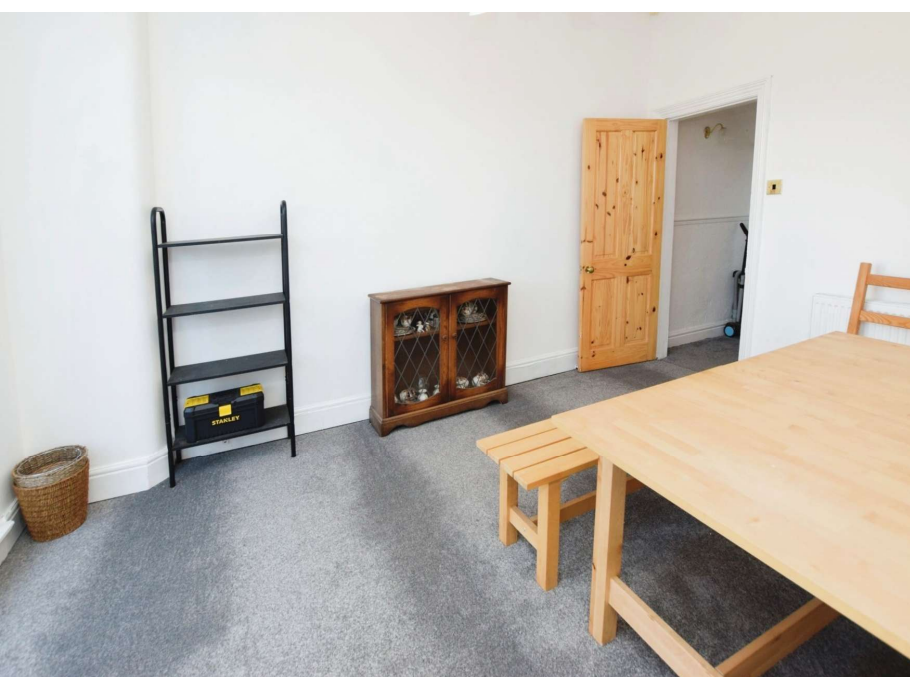
15'6" (4.72m) x 11'7" (3.53m)

Dining Room

14'0" (4.27m) x 9'3" (2.82m)

Kitchen

15'9" (4.8m) x 6'5" (1.96m)



Bedroom One

14'6" (4.42m) Into Bay x 10'3" (3.12m)

Bedroom Two

12'1" (3.68m) x 9'3" (2.82m)

Bedroom Three

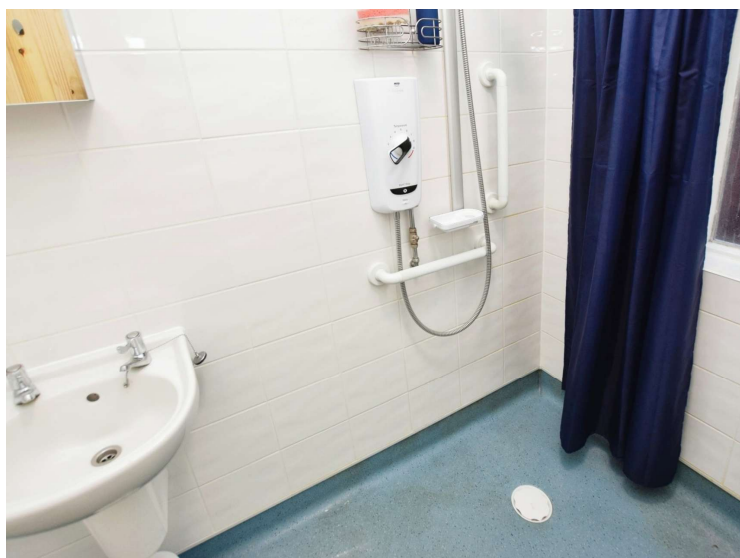
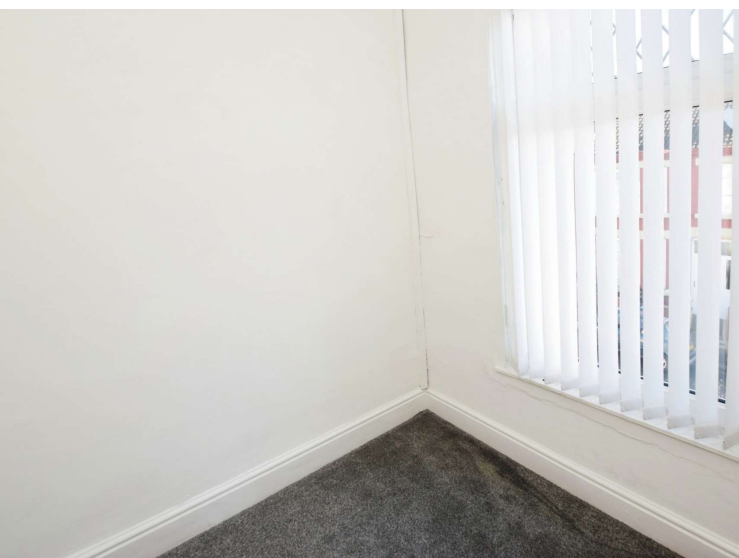
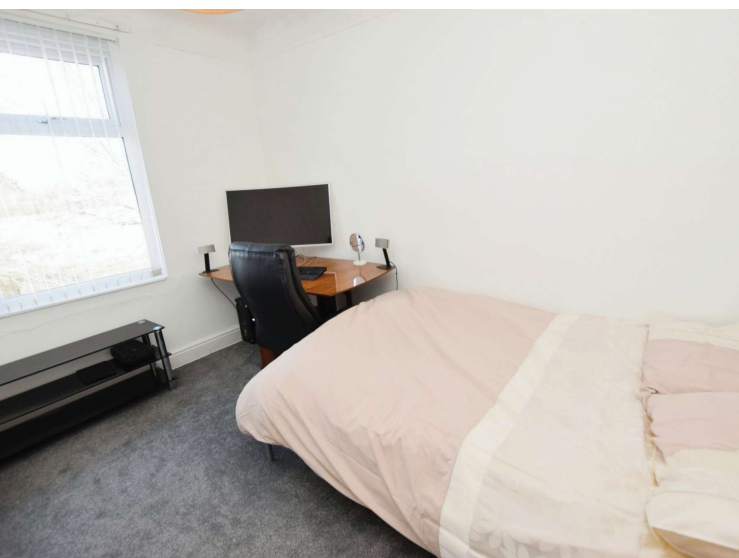
11'7" (3.53m) x 7'9" (2.36m)

Bedroom Four

7'10" (2.39m) x 6'11" (2.11m)

Wet Room

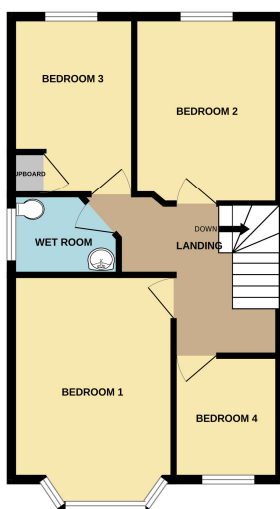
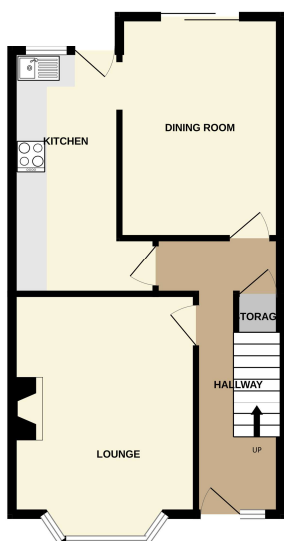
7'7" (2.31m) x 4'10" (1.47m)





GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurement 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 illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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