



Broadlake, Willaston

£375,000



LESLEY HOOKS  
ESTATE AGENTS







Pretty as a picture! This impressive detached family home offers spacious and well planned accommodation throughout. Immaculately presented from the outside and located in a pretty cul-d-sac the layout comprises hallway, generous lounge with open access to the dining area, kitchen/breakfast room, and a handy downstairs wc. To the first floor there are four good size bedrooms the master with en-suite shower room and a family bathroom. Outside there is driveway with off road parking leading to the double garage and to the rear is a garden mostly laid to lawn with additional garden space to the side of the property. Located in a popular residential area just off Neston Road this property is within easy reach of local amenities and there are local primary school and secondary schools nearby. For transport links access to the motorway network is a short drive away. Interior inspection is highly recommended to appreciate the vast amount of accommodation on offer here.

#### Entrance Hall

7'10" (2.39m) x 7'4" (2.24m)

Door to the front and doors through to the lounge, kitchen and downstairs wc.



#### Lounge

23'0" (7.01m) x 11'8" (3.56m)

Window to the front and patio doors onto the rear garden.

#### Dining Room

Open access from the lounge with space for table and chairs, window over looking rear garden.

#### Kitchen

Units at both eye and floor level with contrasting work surfaces, window and door to the side and space for appliances.

#### Bedroom One

12'6" (3.81m) Max x 11'8" (3.56m)

Window to the front and door through to the en-suite

#### Bedroom Two

14'6" (4.42m) Max x 11'8" (3.56m)

Window to the front.

#### Bedroom Three

11'11" (3.63m) x 8'9" (2.67m)

Window to the rear.

#### Bedroom Four

10'6" (3.2m) x 9'10" (3m)

Window to the rear.

#### Bathroom

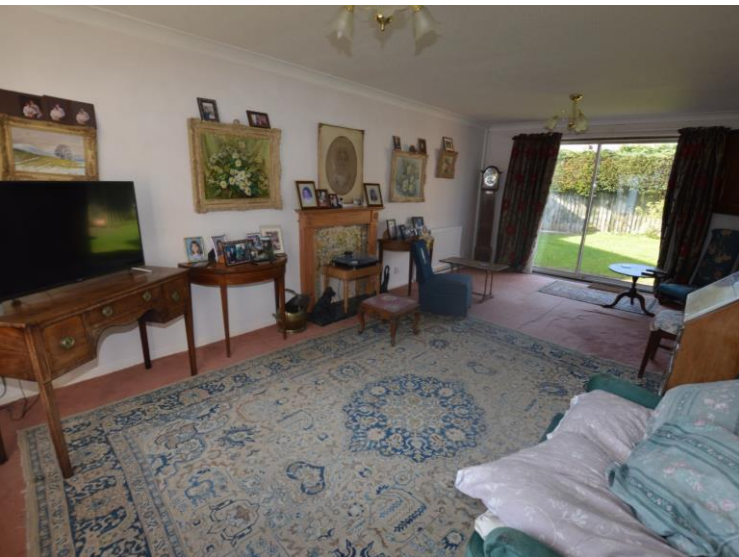
6'8" (2.03m) x 6'6" (1.98m)

Three piece suite comprises wash hand basin, wc and bath with shower above.



**Double Garage** 19'5" (5.92m) x 15'9" (4.8m)







GROUND FLOOR

1ST FLOOR



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