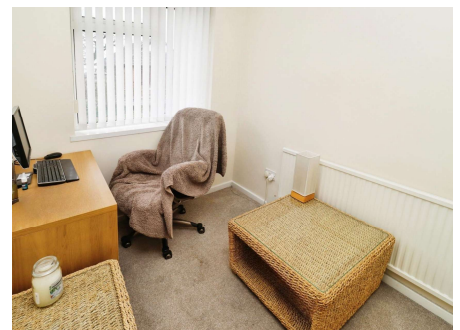




Grenville Crescent, Bromborough

£375,000

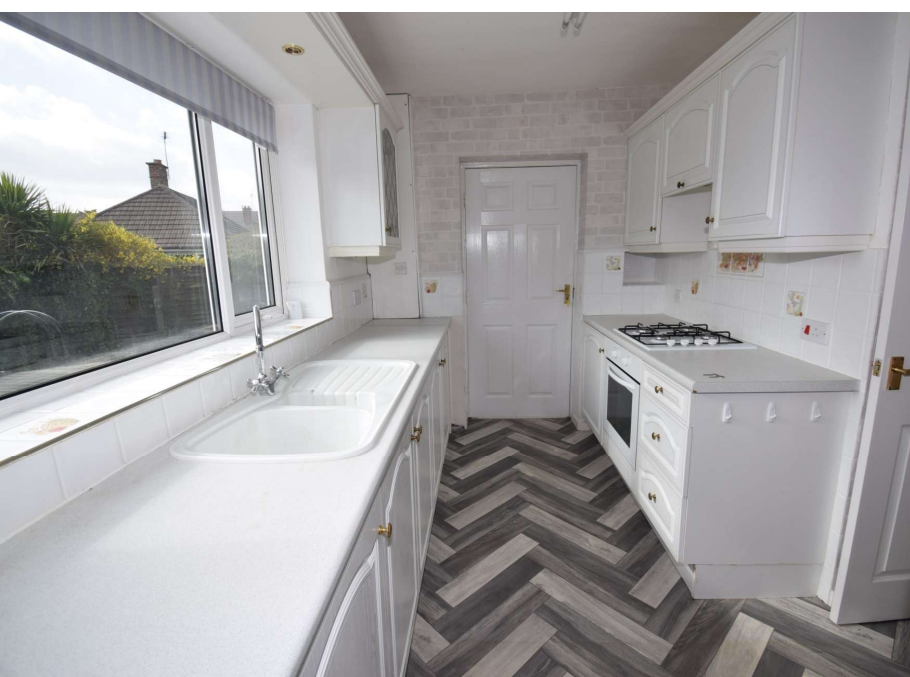


LESLEY HOOKS
ESTATE AGENTS





A great opportunity for a modern and decent size bungalow, this exceptional detached bungalow epitomises modern comfort and convenience. Boasting a pristine facade and thoughtfully designed interiors, this residence offers an inviting retreat for discerning homeowners. As you approach the property, its charm is immediately apparent. Tucked away off Cunningham Drive on a generous plot, the bungalow exudes curb appeal with a neatly manicured garden and a welcoming driveway providing ample off-road parking. The presence of a garage further enhances the practicality of the home, offering secure storage for vehicles and belongings. Upon entering, a well-lit hallway beckons you into the heart of the home, where a seamless flow of space leads to each meticulously appointed room. The lounge, bathed in natural light through uPVC double-glazed windows, serves as a cozy sanctuary for relaxation and social gatherings alike. Adjacent to the lounge, the kitchen breakfast room awaits, exuding warmth and functionality. With ample counter space and modern appliances, this culinary haven invites culinary exploration and delightful meals shared with loved ones. Whether preparing a quick breakfast or hosting a dinner party, this space effortlessly accommodates the demands of everyday living. The bungalow further offers three generously proportioned bedrooms, each providing a serene oasis for rest and rejuvenation. Whether utilized as a private sanctuary or a versatile space for guests, these rooms offer flexibility to suit various lifestyles and preferences, through the utility you will also find an additional room which can be used as a study. Completing the layout, a tastefully appointed bathroom features contemporary fixtures and fittings that promise indulgent relaxation. Stepping outside, the allure of outdoor living beckons. The rear garden, predominantly laid to lawn, provides a verdant backdrop for outdoor activities and al fresco dining. A charming patio and timber sundeck offer ideal spots for basking in the sunshine or enjoying evening gatherings under the stars, creating a seamless extension of the indoor living space. Conveniently located in a vibrant neighborhood, this property enjoys proximity to an array of local amenities, including bus stops and a train station just a five-minute stroll away. Additionally, a diverse selection of shops and services can be found nearby along Allport Road, ensuring effortless access to everyday essentials and leisure pursuits. With its enviable blend of modern comfort, thoughtful design, and prime location, this superb detached bungalow presents an unparalleled opportunity to embrace the quintessential Bromborough lifestyle. Council tax band D.



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.

Hallway

Lounge
15'11" (4.85m) x 11'10" (3.61m)

Kitchen
14'1" (4.29m) x 9'4" (2.84m)

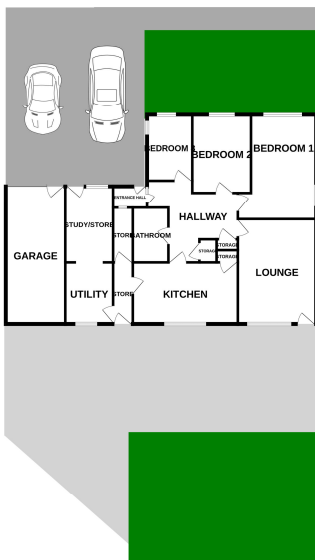
Bedroom One
15'10" (4.83m) x 9'10" (3m)

Bedroom Two
11'10" (3.61m) x 8'10" (2.69m)





GROUND FLOOR



While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance 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 is made regarding their condition or operation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			84
(69-80) C		68	
(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

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.