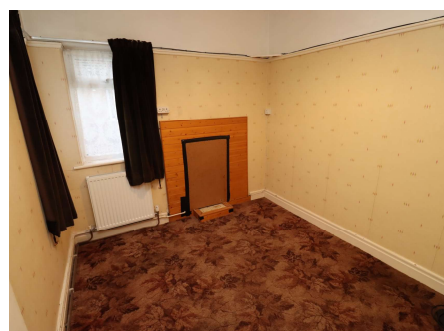




New Chester Road, Bromborough

£325,000



LESLEY HOOKS
ESTATE AGENTS





Being sold with NO ONGOING CHAIN and with double glazing and central heating, the layout offers superb accommodation for all the family and comprises hallway, lounge, dining room, sitting room, kitchen, utility and downstairs wc. To the first floor there are four good size bedrooms and a family bathroom with a separate wc. To the front there is a driveway with ample off road parking for several cars leading to the garage. To the rear there is a most delightful south westerly garden mostly laid to lawn with mature shrubbery and raised patio seating area. The property is in need of modernisation but could make a beautiful forever home. Situated on the New Chester Road the property is within easy reach of local amenities including the Croft Retail Park and its array of shops and eateries. For transport links the A41 provides easy access to the Motorway Networks and Mersey Tunnels, Spital and Bromborough Rake train stations are also on hand and catchment for local schools including Wirral Grammar.

Hallway

16'2" (4.93m) x 8'4" (2.54m)

Lounge

12'2" (3.71m) x 11'3" (3.43m)

Dining Room

13'3" (4.04m) x 9'10" (3m)

Sitting Room

9'2" (2.79m) x 8'5" (2.57m)

WC

3'11" (1.19m) x 2'5" (0.74m)

Kitchen

11'5" (3.48m) x 8'3" (2.51m)

Utility

6'11" (2.11m) x 5'6" (1.68m)

Bedroom One

13'8" (4.17m) x 10'6" (3.2m)

Bedroom Two

12'0" (3.66m) x 11'4" (3.45m)

Bedroom Three

11'5" (3.48m) x 10'6" (3.2m)

Bedroom Four

9'8" (2.95m) x 6'6" (1.98m)

Bathroom

7'10" (2.39m) x 5'11" (1.8m)

WC

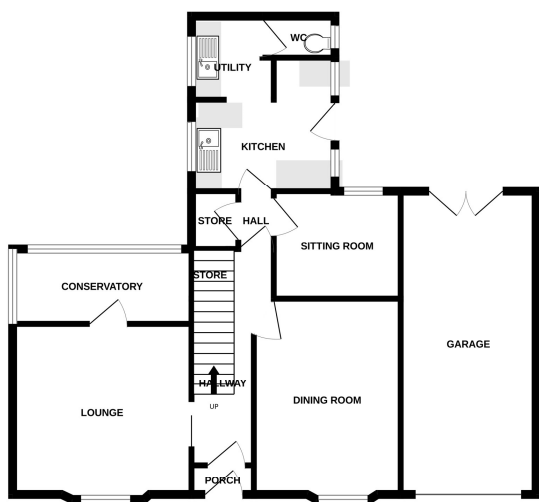
4'11" (1.5m) x 2'6" (0.76m)



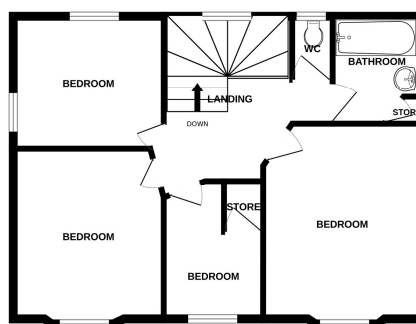




GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.