



Cooks Acre, Bromborough

£399,995

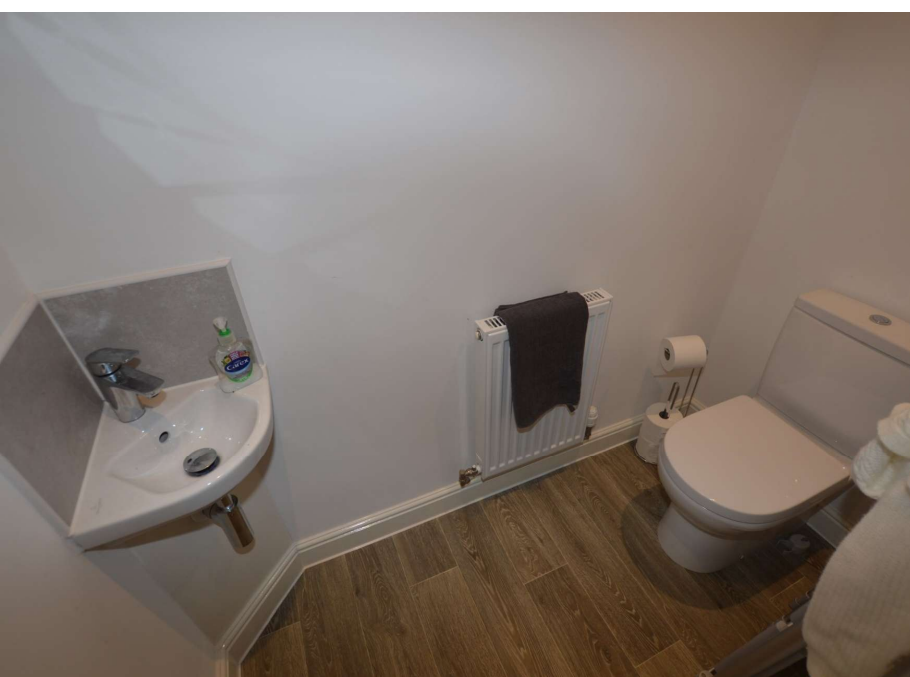


LESLEY HOOKS
ESTATE AGENTS





All you need to worry about is simply where to place your furniture! Check out this immaculate detached family home. Offering spacious accommodation throughout the property briefly comprises entrance hallway, generous lounge, superb open plan kitchen/family room, utility room and downstairs wc. To the first floor there are four double bedrooms, en-suite to the master bedroom and a family bathroom. There is an ample driveway with off road parking for several vehicles leading to the garage and to the rear there is an easy maintenance garden mostly laid to lawn with two paved patio areas. Located just off Acre Lane, the property is located close to local amenities within Bromborough Village and The Croft Retail Park is only a five minute drive away offering an array of shops and eateries. For transport links Bromborough Rake train station is within easy reach and the A41 is a few minutes drive with access to the M53 Motorway networks. This property is freehold. Service charge approx £120 per annum.



Hallway

12'11" (3.94m) x 6'8" (2.03m)

Stairs to the first floor, under stairs store cupboard, door into downstairs wc, lounge and kitchen.

Lounge

20'11" (6.38m) x 11'10" (3.61m)

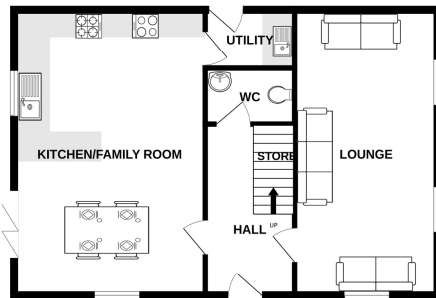
Window to the front and dual windows to the side.

Downstairs WC



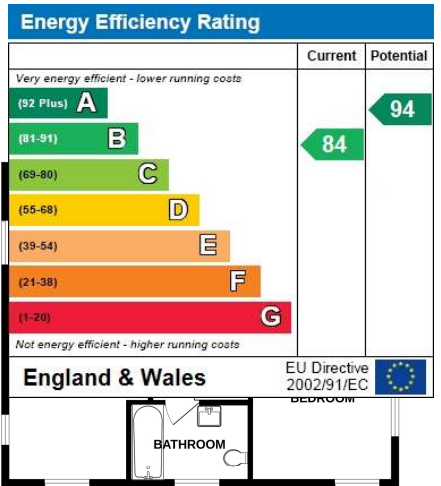


GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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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