



White Bridge Road, Bromborough

£285,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





This modern detached home, built in 2019 is located in the desirable residential development of Kings Hill, this property provides convenient access to local amenities and transportation options. With uPVC double glazing and gas central heating, it ensures comfort and energy efficiency. Upon entering, you're greeted by a hallway that leads into the lounge, perfect for relaxing and entertaining. The open plan kitchen and dining area is a contemporary space, equipped with a range of integrated appliances, making meal preparation a breeze. Adjacent to the kitchen, there's a utility room designed to accommodate your laundry needs, along with a convenient downstairs WC. You will also discover a converted garage which is now a lovely sitting room, providing plenty of additional space. To the first floor there are three bedrooms, the master with walk in wardrobe through to an en-suite shower room. Additionally, there is a separate family bathroom to cater to the needs of the other occupants and guests. Outside, the property offers a driveway for off-road parking, ensuring that your vehicles have a secure spot. The rear of the house features a delightful garden that's predominantly laid to lawn with pretty borders of shrubs, creating a serene outdoor space for relaxation and outdoor activities with summer house. There's also a patio seating area for al fresco dining or enjoying the sunshine. The location of this property is a significant advantage, with a variety of local amenities within easy reach. The Croft Retail Park is just a short walk away, making shopping and dining out a convenient part of your routine. For nature lovers and outdoor enthusiasts, the Port Sunlight River Park is nearby, offering a beautiful setting for leisure pursuits and scenic walks. In terms of transportation, you'll appreciate the easy access to the A41, which provides connections to the Mersey Tunnels and motorway links, making your daily commute or occasional travel a breeze. The property is Freehold with a maintenance charge of approximately £150 per annum. The council tax band for this property is C. In summary, this modern detached home offers a fantastic combination of modern living, convenience, and a great location. With its immaculate condition and contemporary features, it's a property ready to welcome new owners and make them feel right at home.



Hallway

4'4" (1.32m) x 4'4" (1.32m)

Lounge

15'4" (4.67m) x 9'3" (2.82m)

Kitchen/Dining Room

21'0" (6.4m) x 8'5" (2.57m)

Utility

7'11" (2.41m) x 5'9" (1.75m)

Downstairs WC

5'4" (1.63m) x 3'6" (1.07m)

Sitting Room

16'5" (5m) x 7'10" (2.39m)

Bedroom One

11'3" (3.43m) Max x 10'5" (3.18m)

En-Suite

6'10" (2.08m) x 4'11" (1.5m)

Walk in Wardrobe

6'0" (1.83m) x 4'11" (1.5m)

Bedroom Two

11'5" (3.48m) x 9'3" (2.82m)

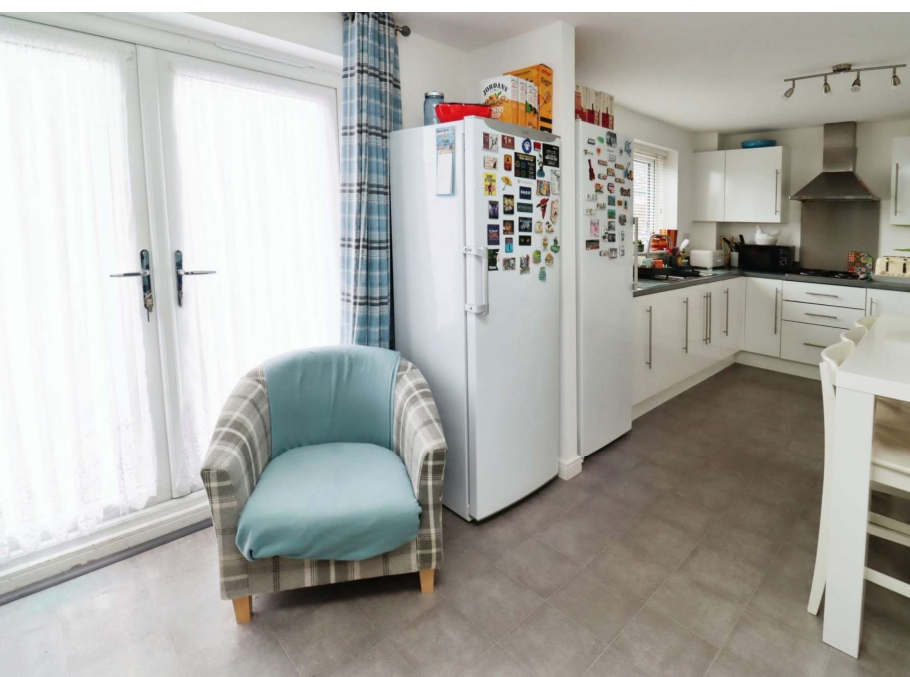
Bedroom Three

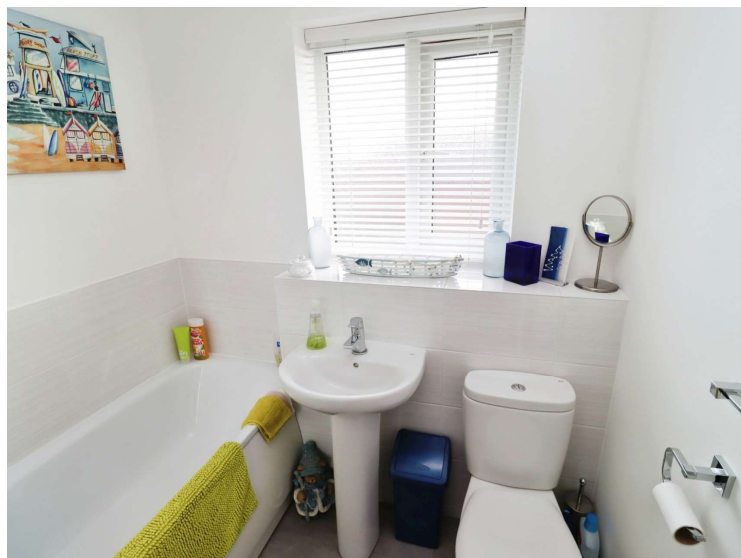
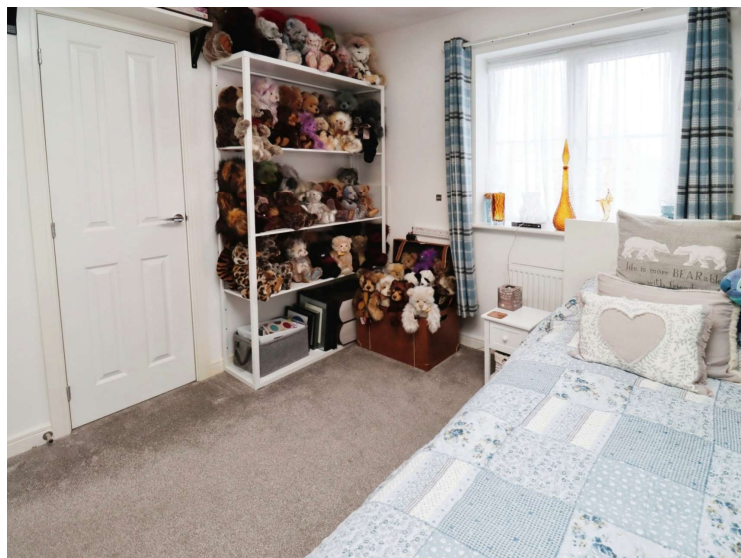
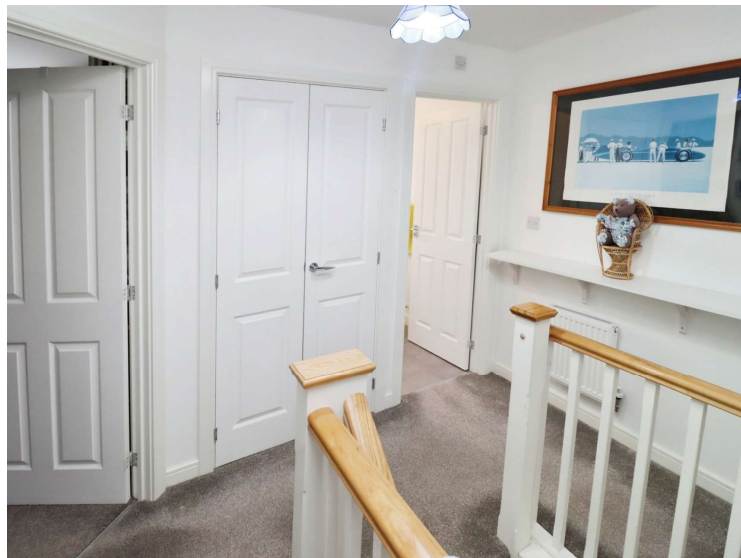
11'4" (3.45m) x 8'7" (2.62m)

Bathroom

6'3" (1.91m) x 6'6" (1.98m)

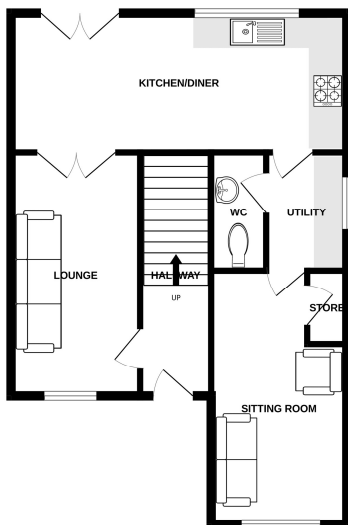
Narrowing to 2'11"



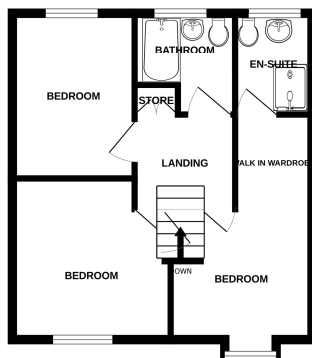




GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
 Made with Metreplex 05/04

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		93
(81-91) B	81	
(69-80) C		
(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	

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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.