



Grenville Crescent, Bromborough

£350,000



LESLEY HOOKS
ESTATE AGENTS





Nestled within a sought-after residential area, this charming three-bedroom semi-detached home presents an ideal haven for families seeking comfort, convenience, and a touch of serenity. Boasting a delightful rear garden and a host of modern amenities, this property offers a warm welcome to those eager to call it home. As you step through the entrance, you're greeted by a reception hall that sets the tone for the inviting atmosphere that permeates throughout the residence. Conveniently located on the ground floor, a handy downstairs WC adds a practical touch to daily living. The heart of the home unfolds into a generously proportioned lounge, providing ample space for relaxation and entertaining. With room to accommodate a dining area, this space becomes the focal point for family gatherings and social occasions. Sunlight dances through the uPVC double-glazed windows, infusing the room with a sense of warmth and brightness. French doors beckon you towards the rear garden, seamlessly merging indoor and outdoor living.

Adjacent to the lounge lies the kitchen, equipped with modern amenities and a breakfast bar. Venturing upstairs, you'll discover three well-appointed bedrooms adorned with built-in wardrobes, offering abundant storage solutions and a clutter-free living environment. The bathroom features a three-piece suite. Stepping outside, the rear garden invites you to bask in the beauty of nature, with a lush lawn and a charming patio area perfect for al fresco dining or simply soaking up the sunshine. Its sunny aspect ensures delightful moments spent outdoors throughout the day. To the front of the property, an ample driveway provides off-road parking for several vehicles, leading to the garage and ensuring convenience for busy households.

Situated in close proximity to a plethora of amenities, including shops, schools, and transport links, this home offers the perfect balance of convenience and tranquillity. Bromborough village, with its array of shops and stores, is just a ten-minute stroll away, while Brookhurst and Raeburn primary schools are within walking distance, catering to the educational needs of growing families. With no onward chain, this property presents a rare opportunity to embark on a new chapter of family living in a cherished community. Council Tax Band D and an EPC Rating of C further enhance its appeal, making it a truly irresistible proposition for discerning buyers seeking their dream home.



Lounge

13'9" (4.19m) x 12'9" (3.89m)

Dining Room

13'9" (4.19m) x 9'4" (2.84m)

Downstairs WC

7'2" (2.18m) x 3'6" (1.07m)

Kitchen/Breakfast Room

14'2" (4.32m) x 7'6" (2.29m)

Bedroom One

12'1" (3.68m) x 10'6" (3.2m)

Bedroom Two

12'1" (3.68m) x 8'1" (2.46m)

Bedroom Three

8'2" (2.49m) x 6'11" (2.11m)

Bathroom

6'11" (2.11m) x 5'11" (1.8m)

Garage

13'0" (3.96m) x 8'3" (2.51m)

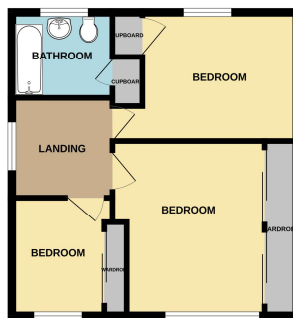
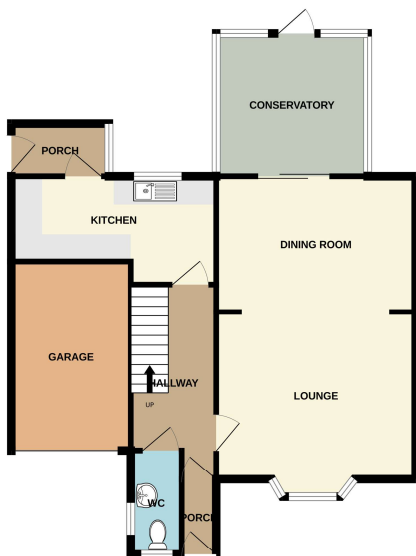






GROUND FLOOR

1ST FLOOR



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

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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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.