



Hulme Close, Bromborough

£325,000



LESLEY HOOKS
ESTATE AGENTS





This stunning four-bedroom detached home is modern throughout and ready for you to move into. With spacious interiors and a layout designed for contemporary living, this property is perfect for families seeking a blend of style and comfort. The property comprises a welcoming entrance hallway that provides a warm first impression a convenient downstairs WC, perfect for guests, bright and airy lounge featuring a bay window to the front, offering a cozy and inviting space for relaxation, the large kitchen/family room is the heart of the home, this expansive kitchen and family room also includes a built in dishwasher for added convenience a breakfast bar, ideal for quick meals or casual dining and dining space with doors opening onto the garden, seamlessly blending indoor and outdoor living, there is also a utility store with plumbing for white goods. To the first floor there are four bedrooms each providing a tranquil retreat. The master bedroom includes an en-suite shower room, offering privacy and luxury, in addition there is an immaculate family bathroom with modern fixtures and fittings. The rear garden provides a sunny aspect, enjoying the sun all day long, perfect for outdoor entertaining and relaxation. There is also an ample driveway space at the front of the property for off-street parking and a garage located at the rear, providing additional parking or storage space. This property is ideally situated for easy access to local amenities, schools, and transport links, making it a convenient choice for families and professionals alike. Don't miss out on this modern, move-in-ready home.



Hallway
13'11" (4.24m) x 3'9" (1.14m)

Lounge
19'2" (5.84m) x 11'2" (3.4m)

Downstairs WC
6'8" (2.03m) x 3'5" (1.04m)

Kitchen/Family Room
19'3" (5.87m) x 13'8" (4.17m) Max
Narrowing to 10'7"

Utility
3'0" (0.91m) x 2'10" (0.86m)

Bedroom One
12'5" (3.78m) x 10'4" (3.15m)

En-Suite
4'10" (1.47m) x 7'0" (2.13m)

Bedroom Two
10'0" (3.05m) x 9'4" (2.84m)

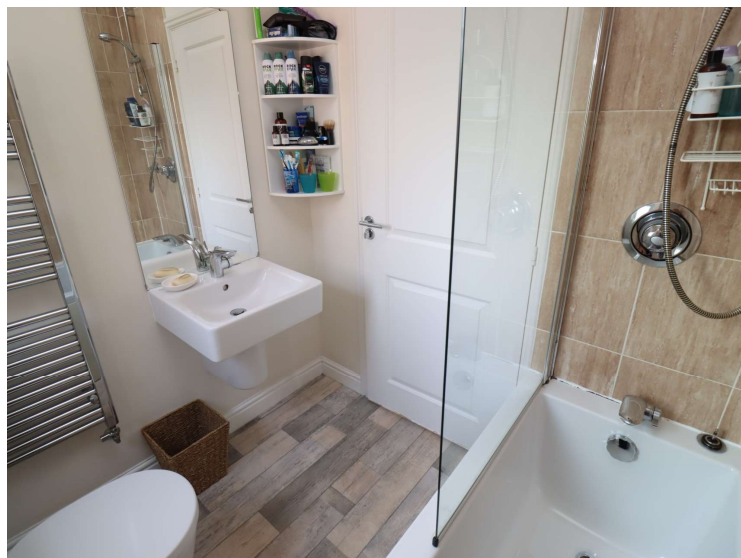
Bedroom Three
9'6" (2.9m) x 7'8" (2.34m)

Bedroom Four
8'5" (2.57m) x 8'0" (2.44m) Max
Narrowing to 6'6"

Bathroom
6'3" (1.91m) x 5'7" (1.7m)

Garage
15'9" (4.8m) x 9'2" (2.79m)

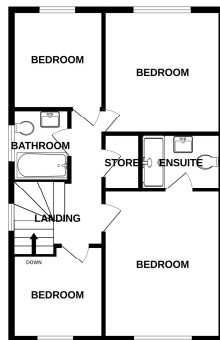
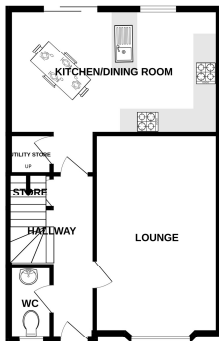






GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 sq.m.) approx.
When every attempt has been made to ensure the accuracy of the description, consideration, measurement 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 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 operation or efficiency can be given.
 Made with MyPlan 02/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			89
(81-91) B		78	
(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	

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.