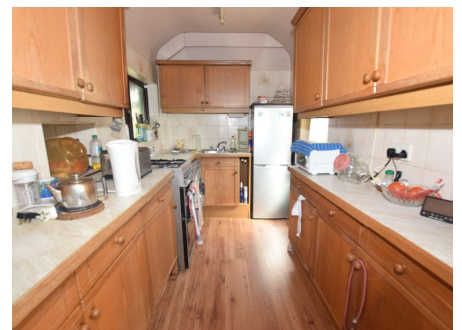




# Heather Dene, Bromborough

£245,000



**LESLEY HOOKS**  
ESTATE AGENTS







This semi-detached house proves easy access to local shops, excellent schools and convenient transport links. Step inside to find generous living space perfect for those wanting to add their own style. The layout comprises a porch that leads into a hallway. The lounge features a bay window, perfect for soaking up natural light. The dining room, with its double doors, opens into a conservatory, creating a seamless flow. The kitchen/breakfast room is ideal for family meals and casual gatherings. Upstairs, you'll find three bedrooms and a bathroom to your daily routine. Outside, the front of the property boasts a driveway with off-road parking, leading to a convenient garage. The rear of the house features a garden, offering a low-maintenance outdoor space for relaxation and outdoor activities. With uPVC double glazing and a combi-fired gas central heating system, this home ensures comfort and energy efficiency year-round. Don't miss the chance to make this delightful property your own. Council tax band C. Freehold.



**Hallway**  
13'2" (4.01m) x 6'2" (1.88m)

**Lounge**  
12'6" (3.81m) Into Bay x 11'1" (3.38m)

**Dining Room**  
11'9" (3.58m) x 10'10" (3.3m)

**Conservatory**  
10'6" (3.2m) x 9'6" (2.9m)

**Kitchen Breakfast Room**  
16'10" (5.13m) x 6'4" (1.93m)

**Bedroom One**  
12'6" (3.81m) Into Bay x 11'1" (3.38m) Into Wardrobe Recess

**Bedroom Two**  
11'9" (3.58m) x 11'1" (3.38m) Into Wardrobe Recess

**Bedroom Three**  
6'8" (2.03m) x 6'1" (1.85m)

**Bathroom**  
7'4" (2.24m) x 6'3" (1.91m)

**Garage**  
18'1" (5.51m) x 9'1" (2.77m)





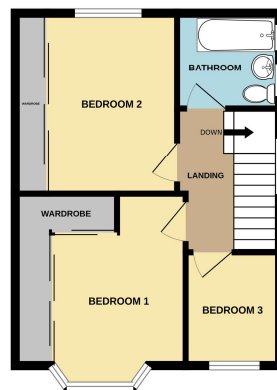
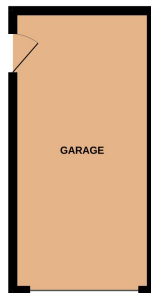
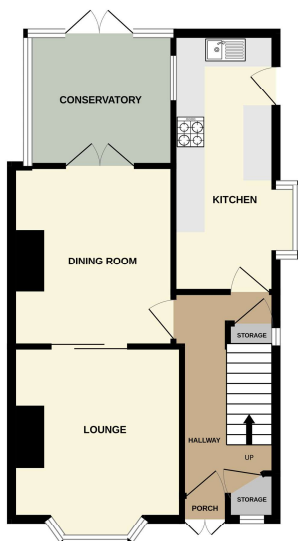






GROUND FLOOR

1ST FLOOR



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.