



# Ashfield Road, Bromborough

£180,000



**LESLEY HOOKS**  
ESTATE AGENTS







This beautifully modernised two-bedroom mid-terrace home is located close to all amenities. Since the vendor moved in, the property has undergone a complete transformation, boasting contemporary features throughout. It is equipped with full uPVC double glazing and a combi-fired gas central heating system, ensuring comfort and energy efficiency. As you enter the house, you are greeted by a welcoming hall that leads straight through to the open-plan kitchen and dining area. The kitchen has been thoughtfully designed with modern fittings and ample storage, making it perfect for both everyday cooking and entertaining guests. In the kitchen is a designated dining area, ideal for family meals or hosting dinner parties. Additionally, there is a separate lounge, providing a cozy space to relax and unwind. Upstairs, you will find two well-proportioned bedrooms, each offering a peaceful retreat after a long day. The first floor also features a stunning bathroom, fitted with contemporary fixtures and finishes, creating a spa-like atmosphere. The property benefits from a charming garden to the rear, offering a private outdoor space to enjoy the warmer months. At the front, there is a gravel driveway, providing convenient off-road parking. This home is truly turn-key ready and perfect for those looking to move in without any hassle. It is conveniently located within easy reach of local primary and secondary schools, making it an ideal choice for families. Bromborough Rake train station is just a ten-minute walk away, ensuring easy access to public transport. There are also numerous bus routes nearby. For those who commute by car, the motorway networks with links to Liverpool and Chester are just a ten-minute drive away. With no chain, this beautiful home is ready to welcome its new owners. Don't miss the opportunity to make it yours!



### Lounge

15'11" (4.85m) x 11'11" (3.63m)



### Kitchen

15'11" (4.85m) x 12'11" (3.94m)

### Bedroom One

15'11" (4.85m) x 11'0" (3.35m)

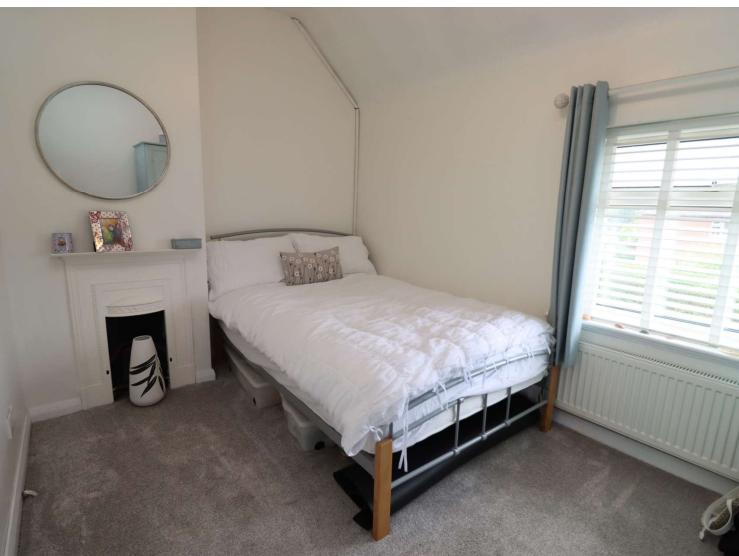
### Bedroom Two

11'11" (3.63m) x 7'11" (2.41m)

### Bathroom

8'11" (2.72m) x 7'11" (2.41m)

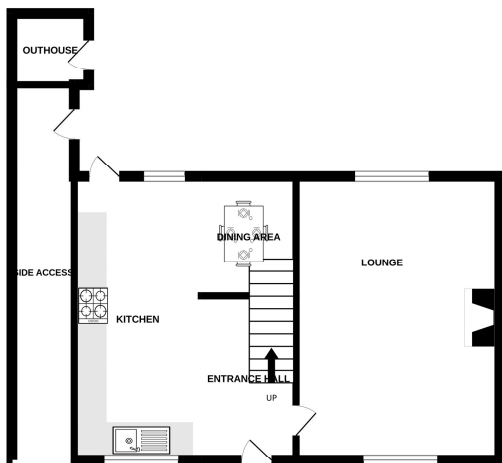




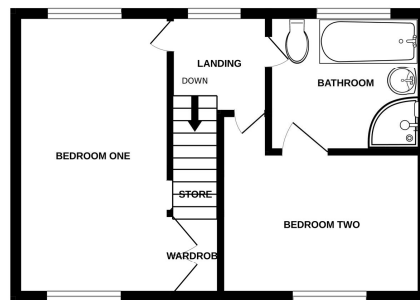




GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	55	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.