



# Palatine Road, Bromborough

£185,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this charming terraced home, located in a popular residential area that combines convenience with comfort. This deceptively spacious house is bathed in natural light, creating an airy and inviting atmosphere throughout. Perfectly situated within walking distance of local shops, schools, and amenities, this home offers both a prime location and exceptional living space. As you enter, you'll be greeted by a welcoming hallway featuring a built-in cloaks cupboard for your storage needs. The ground floor layout includes a convenient downstairs WC and a beautifully designed lounge through the dining room, complete with a stunning feature fireplace that adds a touch of elegance and warmth to the space. The smartly fitted kitchen boasts modern appliances and stylish finishes, ensuring that meal preparation is a delight. Adjacent to the kitchen, the utility area offers practicality and leads to a brick-built storeroom, providing ample storage solutions. The first floor is home to three generously sized double bedrooms, each offering a peaceful retreat for relaxation and rest. The stylish bathroom features a sleek three-piece suite in white, providing a contemporary and luxurious feel. Step outside to discover the hidden gem of this property - a surprisingly large rear garden that enjoys a westerly aspect, making it the perfect spot for enjoying sunny afternoons and evening sunsets. The garden includes a delightful patio area, ideal for entertaining guests or simply unwinding after a long day. Ready to move into, this superb home is equipped with uPVC double glazing and a combi-fired gas central heating system, ensuring comfort and efficiency all year round. Whether you're a growing family, a couple, or anyone in between, this home is designed to cater to your needs and desires, offering a wonderful place to call your own. Council tax band B. Freehold. Ultrafast broadband.



**Hallway**

11'2" (3.4m) x 7'8" (2.34m)

**Downstairs WC**

5'1" (1.55m) x 2'9" (0.84m)

**Lounge Dining Room**

20'4" (6.2m) x 10'10" (3.3m)

**Kitchen**

10'11" (3.33m) x 10'6" (3.2m)

**Utility Area**

24'5" (7.44m) x 6'10" (2.08m) Max

**Store Room**

8'6" (2.59m) x 6'10" (2.08m)

**Bedroom One**

18'0" (5.49m) Max x 11'11" (3.63m) Max

**Bedroom Two**

11'2" (3.4m) x 10'10" (3.3m)

**Bedroom Three**

10'11" (3.33m) x 9'4" (2.84m)

**Bathroom** 5'5" (1.65m) x 7'1" (2.16m)











GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

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