



# Hesketh Way, Bromborough

£210,000



**LESLEY HOOKS**  
ESTATE AGENTS





Nestled in a sought-after residential area, this charming modern end townhouse offers an inviting and comfortable lifestyle, making it ready for you to move into and call home. The property boasts the convenience of uPVC double glazing and a combi-fired gas central heating system, ensuring a cosy and energy-efficient living experience throughout the year.

Upon entering, you'll find a welcoming hallway with a built-in storage cupboard, perfect for keeping your essentials organised and out of sight. The ground floor also features a convenient downstairs WC for guests. The small lounge, complete with a modern electric fire, provides a cosy space to unwind and relax. The heart of the home is the open-plan kitchen family room, which is designed for both everyday living and entertaining. With sleek modern fixtures and appliances, this kitchen is a delight for any home chef. Double doors open out to the garden, seamlessly blending indoor and outdoor living.



Upstairs, you'll discover three bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom features a luxurious three-piece en-suite shower room, providing privacy and convenience. Additionally, a stylish three-piece family bathroom with a shower and shower screen over the bath serves the other bedrooms, ensuring comfort for all residents.

The outdoor space is a highlight of the property, with a garden that boasts a southerly aspect, allowing you to enjoy the sunshine throughout the day. A decked patio area offers the perfect spot for al fresco dining, barbecues, or simply soaking up the sun in your own private oasis.

For your convenience, there are two allocated parking bays to the rear of the property, providing easy access and ample space for your vehicles. Whether you're a first-time buyer, a growing family, or looking to downsize, this modern end townhouse offers the perfect blend of comfort, style, and practicality in a prime location. Freehold. Council Tax Band C. EPC D.



#### **Hallway**

12'4" (3.76m) x 3'5" (1.04m)

#### **Downstairs WC**

5'6" (1.68m) x 3'1" (0.94m)

#### **Lounge/Snug**

11'4" (3.45m) x 8'0" (2.44m)

#### **Kitchen Family Room**

15'2" (4.62m) x 13'8" (4.17m)

#### **Bedroom One**

12'7" (3.84m) Max x 8'4" (2.54m)

#### **En-suite Shower Room**

8'3" (2.51m) x 5'7" (1.7m) Max

#### **Bedroom Two**

9'6" (2.9m) x 8'0" (2.44m)

#### **Bedroom Three**

9'1" (2.77m) x 6'6" (1.98m)

#### **Bathroom**

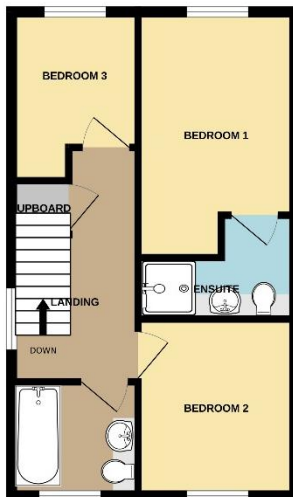
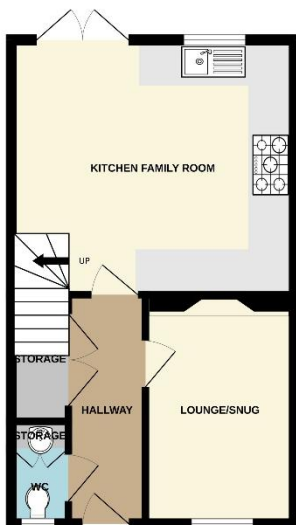
6'2" (1.88m) x 6'9" (2.06m)





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>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	59	
(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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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.