



Brancote Gardens, Bromborough

£395,000



LESLEY HOOKS
ESTATE AGENTS





This distinctive two-bedroom detached bungalow offers an expansive and unique layout, it is a rabbit's warren with its charming network of spacious rooms. Situated at the far end of the prestigious Brancote Gardens, this hidden gem boasts a large entrance hall that leads into a cozy lounge, a separate sitting room, and a formal dining room.

A modern, beautifully designed kitchen with ample space for dining.

A luxurious four-piece bathroom suite for ultimate comfort.

Two well-sized bedrooms, each enjoying serene views over the private rear garden..

Outside, this home offers a garden at the rear, space on both sides, and a large driveway for multiple vehicles. Nestled in a secluded spot, this property combines privacy with the exclusivity of its Brancote Gardens location, making it a truly unique find.



Entrance Hall

17'9" (5.41m) Max x 14'0" (4.27m) Max

Lounge

16'0" (4.88m) x 11'0" (3.35m)

Sitting Room

12'6" (3.81m) x 8'11" (2.72m)

Dining Room

9'0" (2.74m) x 7'6" (2.29m)

Kitchen

17'8" (5.38m) x 8'10" (2.69m)

Bedroom One

12'11" (3.94m) x 10'11" (3.33m)

Bedroom Two

13'2" (4.01m) x 10'0" (3.05m)

Bathroom

9'0" (2.74m) Max x 7'11" (2.41m) Max

Garage

16'0" (4.88m) x 7'7" (2.31m)







GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 sq.m.) approx.

Measurements are given as an indication only and should not be relied upon for the purposes of any contract. They are not intended to be used for any other purpose. The accuracy of the measurements is not guaranteed. The accuracy of the measurements is not guaranteed. The accuracy of the measurements is not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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