



# Heather Dene, Bromborough

£220,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this charming three-bedroom semi-detached home, an ideal choice for first-time buyers. Upon entering, you are greeted by a well-designed hallway featuring a built-in storage cupboard, providing a practical solution for keeping the space organised. The front lounge is a cozy retreat, perfect for relaxation and entertainment. Natural light floods the room, enhancing its inviting atmosphere. The dining area is versatile, accommodating family meals or gatherings with friends. The morning room, bathed in sunlight, is an excellent spot for enjoying breakfast or a cup of coffee, creating a cheerful and warm ambiance. The kitchen offers functionality with workspace making meal preparation a delight. The layout ensures a seamless flow between cooking, dining, and socializing. To the first floor, you'll find three well-appointed bedrooms. Each room provides a comfortable retreat, with the potential for customization to suit individual preferences. The bathroom features a three-piece suite, providing convenience for daily routines. Outside, the property offers a front driveway, providing convenient parking space leading to the garage. The rear garden is a delightful oasis, mainly laid to lawn, offering a perfect space for outdoor activities, gardening, or simply unwinding in the fresh air. Situated within walking distance of Bromborough Village and a brief stroll to Bromborough retail park, the home offers easy access to a diverse range of stores, restaurants, and leisure activities. Proximity to local primary and secondary schools adds to the appeal, making it an excellent choice for families. Transportation is convenient with Spital train station just a ten-minute walk away, and numerous bus routes nearby. For those commuting by car, motorway networks with links to Liverpool and Chester are easily accessible, providing flexibility for travel. In summary, this three-bedroom semi-detached home combines comfort with a convenient location, making it an attractive option for first-time buyers seeking a well-rounded and welcoming living space.



#### **Hallway**

14'5" (4.39m) x 6'2" (1.88m)

#### **Lounge**

13'7" (4.14m) x 11'2" (3.4m)

#### **Dining Room**

11'11" (3.63m) x 10'10" (3.3m)

#### **Morning Room**

8'8" (2.64m) x 6'11" (2.11m)

#### **Kitchen**

12'2" (3.71m) x 6'8" (2.03m)

#### **Bedroom One**

12'11" (3.94m) x 11'3" (3.43m)

#### **Bedroom Two**

11'10" (3.61m) x 11'1" (3.38m)

#### **Bedroom Three**

7'5" (2.26m) x 6'3" (1.91m)

#### **Bathroom**

7'0" (2.13m) x 6'5" (1.96m)

#### **Garage**

17'9" (5.41m) x 9'5" (2.87m)







GROUND FLOOR

1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	

### Contact Us:

0151 334 5875

lesley@lesleyhooks.co.uk

23 Allport Lane, Bromborough,  
Wirral, Merseyside, CH62 7HH

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