



# Allport Road, Bromborough

£380,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to Hollyoak – a charming detached home set within an extensive plot in a highly sought-after location. Light, airy, and deceptively spacious, this delightful property offers fantastic potential for those looking to put their own stamp on a home and create their perfect ‘forever home.’

Inside, the well-planned layout includes a welcoming hall, a bright lounge, a separate dining room, a cosy sitting room, and a fitted kitchen breakfast room, offering plenty of space for family life. Upstairs, a spacious landing leads to four generously sized bedrooms, a bathroom, and a separate WC. Set well back from the road, Hollyoak benefits from a driveway providing ample off-road parking. To the rear, the generous garden is a standout feature, complete with charming sandstone boundary walls—ideal for outdoor relaxation and entertaining.

Perfectly positioned within walking distance of local shops, excellent schools, and Bromborough train station, this fantastic home is offered with no onward chain, making it an excellent opportunity for its next owners to move in and make it their own. Council tax band D. Freehold.



#### **Hall**

4'11" (1.5m) x 2'11" (0.89m)

#### **Lounge**

15'8" (4.78m) x 13'5" (4.09m)

#### **Dining Room**

17'10" (5.44m) x 7'10" (2.39m)

#### **Sitting Room**

10'6" (3.2m) x 10'0" (3.05m)

#### **Kitchen Breakfast Room**

10'11" (3.33m) x 10'0" (3.05m)



#### **Landing**

16'0" (4.88m) x 6'3" (1.91m)

#### **Bedroom One**

13'3" (4.04m) Into Wardrobe Recess x 10'1" (3.07m)

#### **Bedroom Two**

11'6" (3.51m) x 9'3" (2.82m)

#### **Bedroom Three**

10'6" (3.2m) x 9'3" (2.82m)

#### **Bedroom Four**

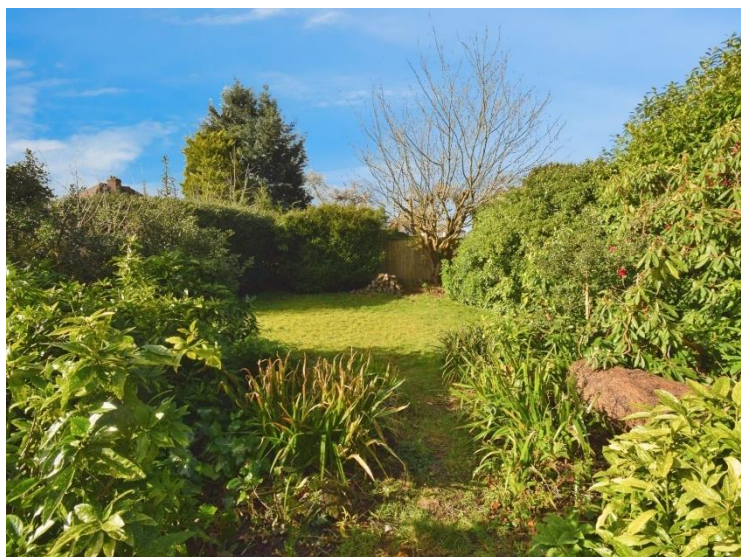
8'6" (2.59m) x 7'1" (2.16m)

#### **Bathroom**

6'4" (1.93m) x 5'8" (1.73m)

#### **Separate WC**

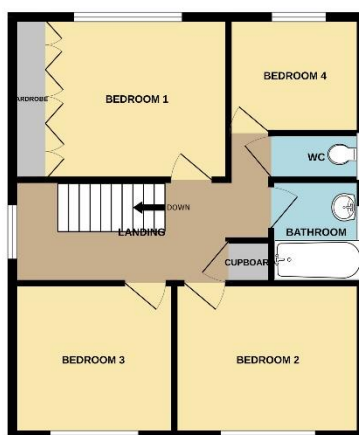
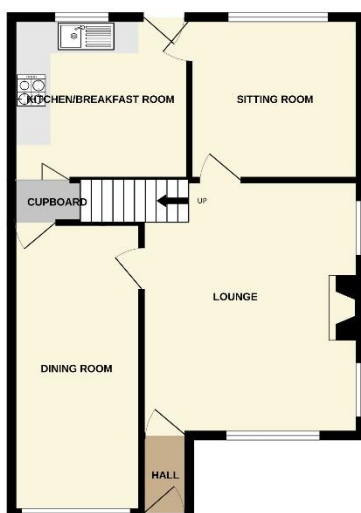
5'6" (1.68m) x 2'8" (0.81m)





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	81
		EU Directive 2002/91/EC	

### Contact Us:

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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.  
Made with floorplan 3/2025

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.