



Pool Lane, Bromborough

£200,000



LESLEY HOOKS
ESTATE AGENTS





Dive into Bromborough Pool, this stunning three-bedroom townhouse offers modern, stylish living — perfect for first-time buyers or growing families. Situated on a sought-after, recently developed estate and ensuring comfort and energy savings all year round. The thoughtfully designed layout spans three spacious floors. On the ground floor, you're welcomed by an inviting entrance hall, a convenient downstairs WC, and a bright, open-plan kitchen and living area. The kitchen is equipped with a sleek breakfast bar — ideal for casual dining or entertaining guests — while the living space flows seamlessly to the rear garden.

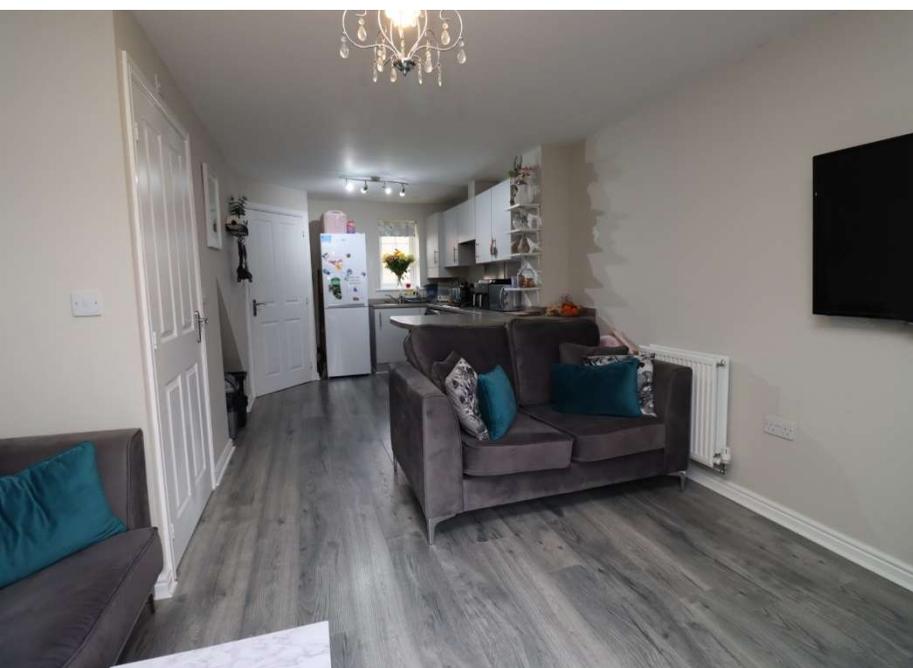
The first floor hosts two well-proportioned bedrooms alongside a modern family bathroom. Upstairs, the second floor reveals a generously sized master bedroom, offering a private retreat away from the rest of the home.

Externally, the property features a driveway with off-road parking to the front. To the rear, a beautifully maintained garden awaits, predominantly laid to lawn, complemented by a patio seating area.

Bromborough Pool offers a quaint village setting with an abundance of amenities nearby. The Croft Retail Park is within easy walking distance, providing a variety of shops, dining options, and entertainment. Nature lovers will appreciate the nearby Port Sunlight River Park, ideal for weekend walks and outdoor activities.

Commuters are well-catered for with easy access to the A41, connecting to the Mersey Tunnels and motorway networks for seamless travel across the Wirral and beyond.

This exceptional townhouse combines style, convenience, and practicality — a true gem in a vibrant, up-and-coming area. Don't miss your chance to secure this beautiful home!



Entrance Hall

5'3" (1.6m) x 4'11" (1.5m)

Kitchen/Open Plan Lounge

22'3" (6.78m) x 12'5" (3.78m)

Downstairs WC

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

Bedroom One

15'6" (4.72m) x 9'2" (2.79m)

Bedroom Two

12'5" (3.78m) x 7'10" (2.39m)

Bedroom Three

12'0" (3.66m) x 7'10" (2.39m)

Bathroom

6'2" (1.88m) x 5'5" (1.65m)



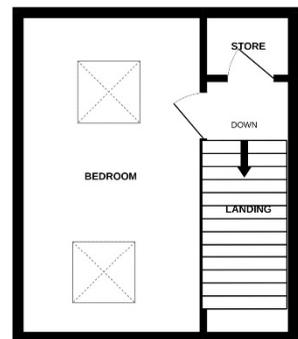
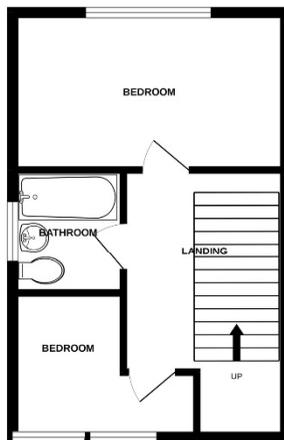
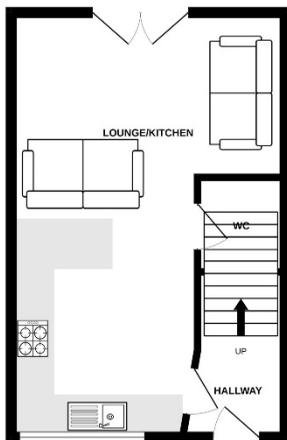




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.