



Edgewood Drive, Bromborough

£275,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented semi-detached home, offering stylish and contemporary living space that's ready for you to move straight into. Thoughtfully designed throughout, the property benefits from uPVC double glazing and gas central heating via a combi boiler, ensuring comfort all year round. Step inside to a welcoming hallway leading to a bright and spacious lounge, complete with a charming feature fireplace – perfect for cosy evenings in. The heart of the home is the stunning open-plan kitchen and family room, boasting a sleek island unit and double doors that open out to the garden, creating a wonderful space for entertaining or relaxing with family. Upstairs, you'll find three generously sized bedrooms, all featuring fitted wardrobes, along with a stylish three-piece bathroom and a separate WC for added convenience. Outside, the front of the property offers a driveway with off-road parking, leading to a car port and garage. The rear garden is a true delight – beautifully landscaped with a patio area and enjoying a sunny south-westerly aspect, it's ideal for summer get-togethers or simply unwinding after a busy day. Ideally located within walking distance of local shops, well-regarded schools, and excellent transport links, this home ticks all the boxes for comfortable, modern living in a convenient setting. Council tax band C. Freehold.



Hallway

16'0" (4.88m) x 5'10" (1.78m)

Lounge

15'4" (4.67m) x 12'5" (3.78m)

Open Plan Kitchen Family Room

19'3" (5.87m) x 15'6" (4.72m)



Bedroom One

17'4" (5.28m) Max x 11'2" (3.4m) Into Wardrobe Recess

Bedroom Two

11'2" (3.4m) x 11'2" (3.4m)

Bedroom Three

8'2" (2.49m) x 7'3" (2.21m)

Bathroom

7'3" (2.21m) x 5'11" (1.8m)

Separate WC

4'6" (1.37m) x 2'6" (0.76m)





GROUND FLOOR
634 sq ft. (58.9 sq.m.) approx.

1ST FLOOR
538 sq ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.0 sq.m.) approx.

These plans are intended to provide a general guide to the layout of the property and are not to be relied upon for any specific details. The plans are not to be used for any other purpose without the prior written consent of the agent. The agent does not warrant the accuracy of the plans and is not responsible for any errors or omissions. The plans are not to be used for any other purpose without the prior written consent of the agent. The agent does not warrant the accuracy of the plans and is not responsible for any errors or omissions. The plans are not to be used for any other purpose without the prior written consent of the agent. The agent does not warrant the accuracy of the plans and is not responsible for any errors or omissions.

Contact Us:

0151 334 5875

rachael@lesleyhooks.co.uk

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

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.