



Hesketh Way, Bromborough

£395,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this delightful detached home, perfect for families looking for space, comfort, and convenience. Step through the front door into a welcoming hallway, leading to a handy downstairs WC and a bright, spacious lounge, ideal for relaxing or entertaining guests. The conservatory offers a peaceful retreat with lovely views of the garden, while the functional kitchen dining room provides a fantastic space for family meals and social gatherings. A separate utility room adds extra practicality to the home. Upstairs, the first floor boasts two generous bedrooms, including an en-suite in the main bedroom, along with a well appointed family bathroom. Moving up to the second floor, you'll find two additional bedrooms. Outside, the garden offers a wonderful outdoor space to enjoy, while the garage and driveway provide ample parking. Ideally situated within walking distance of Bromborough Village with all its shops and amenities. Bromborough retail park with its array of stores, restaurants and leisure pursuits is a two minute drive away. Local primary and secondary schools are within easy reach with Spital train station and numerous bus routes all close by. The property is freehold, there is an annual charge for upkeep of the development. Energy Rating C. Council Tax Band E.

Hallway

9'3" (2.82m) x 6'7" (2.01m)

WC

5'3" (1.6m) x 3'1" (0.94m)

Lounge

16'4" (4.98m) x 9'11" (3.02m)

Kitchen Breakfast Room

16'3" (4.95m) x 9'6" (2.9m)

Utility Room

6'8" (2.03m) x 4'2" (1.27m)

Conservatory

19'0" (5.79m) x 16'4" (4.98m)

Bedroom One

16'3" (4.95m) x 10'0" (3.05m)

En suite

4'7" (1.4m) x 4'5" (1.35m)

Bedroom Two

9'9" (2.97m) x 9'9" (2.97m)

Bathroom

6'6" (1.98m) x 5'6" (1.68m)

Bedroom Three

11'7" (3.53m) x 10'1" (3.07m)

Bedroom Four

11'7" (3.53m) x 9'9" (2.97m)







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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment 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		
(81-91) B		86
(69-80) C	76	
(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

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