



Valley Road, Bromborough

£175,000



LESLEY HOOKS
ESTATE AGENTS





This deceptively spacious two bedroom terrace offers a surprisingly large amount of space, both inside and out and is perfect for the first time buyer.

The ground floor of the house features a hallway, a generous living room a fitted kitchen with dining area. To the first floor there are two good sized bedrooms and a stylish family bathroom.

The outside space is also impressive with garden laid to lawn with a generous patio area and to the front a well maintained garden and off road parking.



Located in a popular residential area the property is within walking distance of local amenities including Bromborough Village with its array of shops and eateries. For transport links Bromborough Rake train station is a short walk away and local primary and secondary schools are both within easy reach.

The property is offered for sale with no onward chain. Freehold. Council Tax Band A.

Hallway

3'8" (1.12m) x 3'4" (1.02m)

Lounge

14'6" (4.42m) x 12'9" (3.89m)

Kitchen

16'4" (4.98m) x 8'7" (2.62m)

Bedroom One

13'2" (4.01m) x 12'0" (3.66m)

Bedroom Two

10'11" (3.33m) x 10'5" (3.18m)

Bathroom

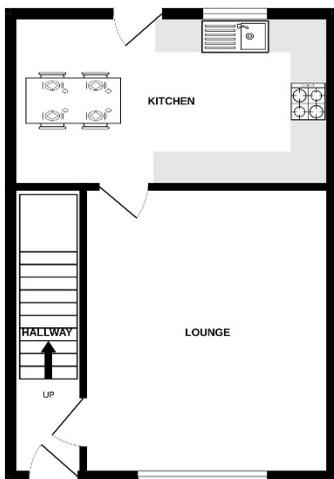
6'0" (1.83m) x 5'10" (1.78m)



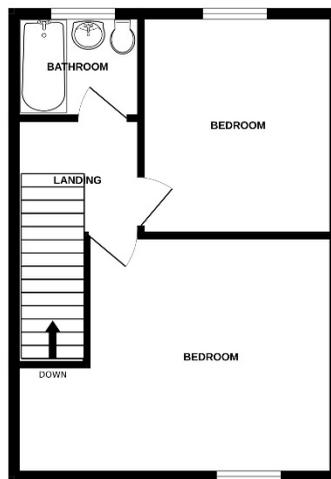




GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximations 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 Lettopro 1/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Let Us:

34 5875

lesleyhooks.co.uk

Port Lane, Bromborough,

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.