



# Cunningham Drive, Bromborough

£285,000



**LESLEY HOOKS**  
ESTATE AGENTS







Take a look at what could be your next family home, with its prime location and generous plot it promises a canvas ripe for transformation. Upon entering you will be greeted by the lounge, a generous space with access through to the dining room. There you will find a small office/store room providing a versatile space brimming with possibilities and a handy downstairs wc. The kitchen, though dated is ready to be transformed into a modern space. To the ground floor you will also find a utility storage space running the length of the property which gives easy access to the garage, ideal for those looking for extra storage or space for hobbies. To the first floor you will find the three bedrooms, the master even has it's own shower cubicle and a family bathroom, though functional awaits a rejuvenating touch. But perhaps the most alluring aspect of this property lies beyond its walls—a rear garden with an open aspect, offering a canvas of greenery and tranquillity. Here, the possibilities are endless—a space for alfresco dining, gardening endeavours. In conclusion, while this three-bedroom detached home may require modernisation, its location on a sought after estate, coupled with its ample plot and open aspect to the rear, renders it a diamond—an opportunity awaiting the creative vision of its future inhabitants. No onward chain. Freehold. Council Tax Band D.

#### **Entrance Hallway**

6'11" (2.11m) x 5'7" (1.7m)

#### **Lounge**

13'10" (4.22m) x 13'9" (4.19m)

#### **Dining Room**

17'0" (5.18m) x 9'8" (2.95m)

#### **Study**

13'0" (3.96m) x 5'3" (1.6m)

#### **WC**

5'4" (1.63m) x 2'10" (0.86m)

#### **Kitchen**

8'5" (2.57m) x 7'5" (2.26m)

#### **Bedroom One**

13'7" (4.14m) x 10'10" (3.3m)

#### **Bedroom Two**

10'7" (3.23m) x 8'10" (2.69m)

#### **Bedroom Three**

8'4" (2.54m) x 6'0" (1.83m)

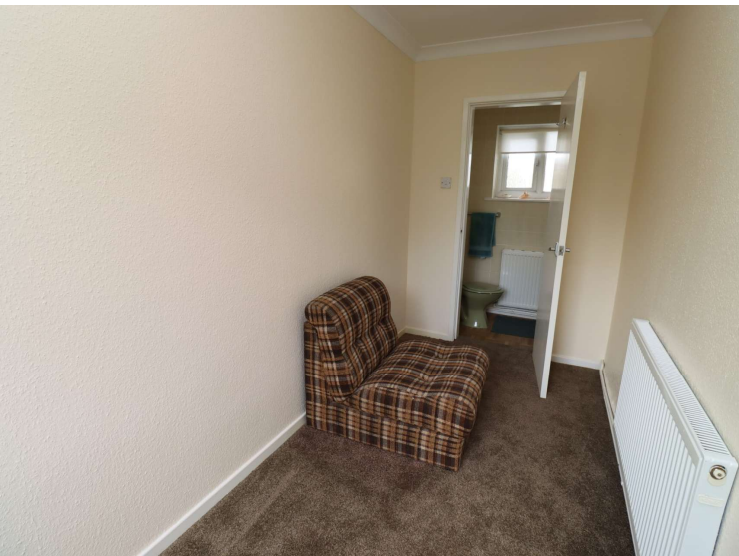
#### **Bathroom**

6'5" (1.96m) x 5'7" (1.7m)

#### **Garage**

17'0" (5.18m) x 7'11" (2.41m)

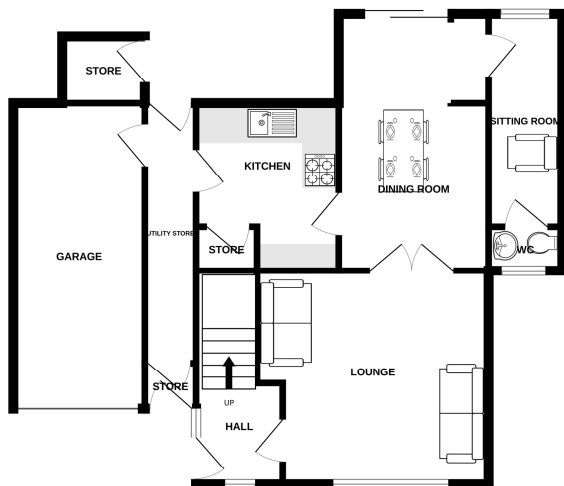




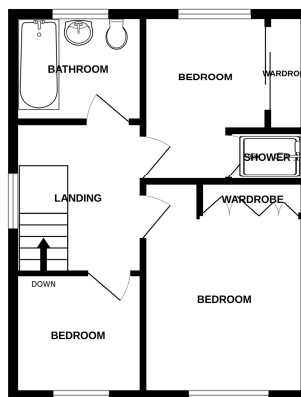




GROUND FLOOR  
717 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 sq.m.) approx.

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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