



SIGNATURE
PROPERTY PARTNERS

9 Brookhill Close
Offers Over £230,000

3 2 1



AGENT CODE : PA011

A beautifully presented three-bedroom end-terrace located in the quiet cul-de-sac of Brookhill Close, part of the highly sought-after 'Heathlands' development by renowned builder Redrow. Ideally situated for commuters, the property offers excellent access to the Wirral, Merseyside, Manchester, and North Wales via the A55 and M53 motorways, while also being close to local amenities.

Deceptively spacious and immaculately presented throughout, the property briefly comprises: The entrance hall features two useful understairs storage cupboards, one of which houses the washing machine, along with a convenient downstairs W.C. A door off the hallway leads into the stylish kitchen/diner, which boasts a fitted shaker-style kitchen with complementary granite worktops, subway-tiled splashback, and a range of integrated appliances, including an oven, microwave, gas hob, and extractor fan. There is ample room for a family-sized dining table, and a window to the front elevation overlooks the lawn. At the rear of the hallway, a door opens into a spacious living room, with an adjoining space currently used as a playroom. This bright, airy room benefits from bi-folding patio doors to the rear, windows to the side, and roof lights, flooding the area with natural light. A staircase rises from the entrance hall to the first-floor landing, which offers access to a useful storage cupboard. The master bedroom, a generous double at the rear of the property, includes fitted wardrobes with sliding doors. Its en-suite features a fully tiled shower enclosure with a mains-powered shower, a wall-hung basin, and a toilet. Bedroom two, another double, is located at the front of the property, while bedroom three is a comfortable single. The stylish main bathroom is fully tiled around the bath area and comes complete with a white suite, including a bath with a mains-powered shower and glass screen, a wall-hung basin, and a toilet. Externally, the garage has been partially converted into a functional hair salon at the rear, while still retaining garage space at the front for useful storage. The salon is fully equipped with power, lighting, and water, making it perfect for someone in the industry looking to work from home. Alternatively, it could be easily transformed into a home office. The rear garden is designed for low maintenance, featuring a paved patio area, an artificial lawn with flower borders, and is fully enclosed by timber fencing. A gate





- IDEAL FOR A FIRST TIME BUYER
- SOUGHT AFTER ESTATE BUYER
- IMMACULATLY PRESENTED THROUGHOUT
- EXTENDED TO THE REAR
- CONVERTED GARAGE - HOME SALON
- VIEWING IS HIGHLY RECOMMENDED

