



**Allport Lane, Bromborough Wirral CH62 7HW**

**welcome to**

**Allport Lane, Bromborough Wirral**

Jones and Chapman are delighted to bring this four bedroom semi-detached family home in the heart of Bromborough to the market. This property is in walking distance to Bromborough Village which offers many amenities close by.



### **Entrance Hall**

Understairs cupboard housing gas, electricity meters and consumer unit. Fixed doors leading to lounge, double radiator, feature panelling to walls, plate rack and carpet flooring throughout.

### **Downstairs Wc**

Low level dual flush WC, pedestal wash hand basin, UPVC double glazed window to the rear and tiled walls and flooring.

### **Lounge**

14' 7" x 11' 4" ( 4.45m x 3.45m )

Tiled feature fireplace, carpet flooring throughout, double doors and windows leading to conservatory and double radiator.

### **Dining Room**

15' 2" x 11' 8" ( 4.62m x 3.56m )

UPVC double glazed bay window to the front, double radiator and carpet flooring throughout. Gas fire on marble hearth with a wooden surround.

### **Kitchen**

14' 2" x 11' 9" ( 4.32m x 3.58m )

A range of wall, base and drawer units and space for other appliances. UPVC double glazed window to the rear and side. Breakfast bar, part tiled walls and large cylinder hood. Lino flooring throughout. Door leading to utility area and Downstairs WC.

### **Utility Room**

Utility area and plumbing for washing machine. Glow Worm central heating boiler and UPVC double glazed door to the rear, door leading to downstairs WC.

### **Conservatory**

11' 3" x 11' 1" ( 3.43m x 3.38m )

Beautiful conservatory overlooking the beautiful rear garden it has a tiled floor, double doors leading to garden, dwarf walls and full size wall.

### **Landing**

Wooden window to the front, solid bannister, grey

carpet flooring throughout, part boarded loft with a hatch with insulation and lighting.

### **Bedroom One**

15' 1" x 11' 9" ( 4.60m x 3.58m )

Fitted wardrobes, single radiator, UPVC double glazed bay window to the front.

### **Bedroom Two**

12' 6" x 11' 4" ( 3.81m x 3.45m )

Laminate flooring throughout, UPVC double glazed window to the rear and single radiator.

### **Bedroom Three**

7' 9" x 9' 2" ( 2.36m x 2.79m )

UPVC double glazed window to the front, single radiator and laminate flooring throughout.

### **Bedroom Four**

7' 7" x 10' 5" ( 2.31m x 3.17m )

UPVC double glazed window to the rear, single radiator and carpet flooring throughout.

### **Family Bathroom**

6' 1" x 7' 2" ( 1.85m x 2.18m )

Three piece bathroom suite consists of a Roll top bath with chrome mixer taps and shower attachment. Pedestal wash hand basin, low level dual flush WC and chrome ladder style radiator. Lino flooring throughout, part tiled walls, and UPVC double glazed window to the rear.

### **Outside Front Garden**

Tarmac driveway leading down to the side of the property and rear, mature trees and shrubs in lovely manicured area.

### **Rear Garden**

Large rear garden with a flagged area ideal for outdoor dining and entertaining, mainly laid to lawn, five wooden sheds and greenhouse. Pegola, a range of mature trees, shrubs and a wildlife pond



***view this property online*** [jonesandchapman.co.uk/Property/BEB110088](http://jonesandchapman.co.uk/Property/BEB110088)



## welcome to Allport Lane, Bromborough Wirral

- Four bedroom semi-detached family home in the heart of Bromborough
- Bromborough Village in walking distance offering many amenities
- A great catchment area for local schools
- In easy reach of transport links via bus, regular trains and Motorway links for Liverpool & Chester
- A welcoming entrance hall, downstairs WC, lounge, dining room & Kitchen

Council Tax Band: **D** Tenure: **Freehold** EPC Rating: **Awated**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplan.com

# £340,000



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/BEB110088](https://www.jonesandchapman.co.uk/Property/BEB110088)



Property Ref:  
BEB110088 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 jones & chapman



**0151 644 8666**



[Bebington@jonesandchapman.co.uk](mailto:Bebington@jonesandchapman.co.uk)



4 Church Road, BEBINGTON, WIRRAL,  
Merseyside, CH63 7PH



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)