



**Brotherton Close, Bromborough, Wirral CH62 7AR**



**welcome to**

**Brotherton Close, Bromborough Wirral**

Immaculately presented throughout! If you are a first time buyer looking for your perfect first home then look no further as this is the one for you. The properties location is also superb as it is close to a number of shops and amenities in a popular spot in Bromborough. Book an early viewing today!



## Property Description

Immaculately presented throughout! If you are a first time buyer looking for your perfect first home then look no further as this is the one for you. The properties location is also superb at is close to a number of shops and amenities in a popular spot in Bromborough. With so much to offer, starting internally the property briefly comprises hallway, large living room, conservatory, kitchen with door out to ally used as a utility room and access to a downstairs toilet. Moving upstairs you will find three well-proportioned bedrooms one of which also has an extra room off it to use it as you like. Externally the space continues with a brilliant large rear garden to entertain family and friends. To view this fantastic home an early viewing is highly recommended as this will be very popular. Book yours today!

## Entrance Hall

Double glazed window to the front aspect, storage cupboard and laminate flooring.

## Lounge

20' 4" x 10' 7" max into recess (6.20m x 3.23m max into recess)

Double glazed window to the front aspect, radiator, electric fire place with feature surround and carpet flooring.

## Side Passage

18' 5" x 3' 10" (5.61m x 1.17m)

Vinyl Flooring.

## Downstairs Wc.

W/C, wash hand basin, and tiled flooring.

## Kitchen

11' 1" x 10' 5" (3.38m x 3.17m)

Fitted kitchen, complimentary work surfaces, wall/base units, sink and drainer. Integrated electric oven, and gas hob with overhead cooker hood. Plumbing for dishwasher, and space for fridge. Single glazed windows to the rear, radiator, and tiling.

## Utility Room

6' 7" x 7' 4" (2.01m x 2.24m)

Plumbing for washing machine, dryer, fridge and freezer. Vinyl flooring.

## Conservatory

9' 11" x 8' 1" (3.02m x 2.46m)

UPVC constructed, double glazed windows and doors, radiator, laminate flooring and brick wall to the side aspect.

## Bedroom One

12' 1" x 11' 11" (3.68m x 3.63m)

Double glazed windows to the front aspect, built in wardrobes, radiator and laminate flooring.

## Walk In Wardrobe/dressing Room

7' 10" x 7' 3" (2.39m x 2.21m)

Double glazed window to the rear and laminate flooring.

## Bedroom Two

10' 8" x 1' 2" (3.25m x 0.36m)

Two double glazed windows to the front aspect, built in storage cupboard and fitted wardrobes.

## Bedroom Three

8' 11" max into recess x 8' 11" max into wardrobes (2.72m max into recess x 2.72m max into wardrobes)

Double glazed windows to the rear, fitted wardrobes, radiator, laminate flooring and built in storage.

## Bathroom

W/C, wash hand basin, bath with over-head shower, heated towel rail, radiator and tiling. Double glazed windows to the rear and laminate flooring.

## Outside

### Front Garden

Turfed, paved path, plant beds, and shrubs

### Rear Garden

Paved area at front with turfed lawn and large decking area. Plant and shrub borders. Brick built shed with plumbing access. Wooden shed to rear and fencing surrounding.



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## Brotherton Close, Bromborough Wirral

- Fantastic First Time Buy.
- Three Bedroom Terraced Property.
- Immaculate Throughout.
- Downstairs WC and Conservatory.
- Large Rear Garden.

Tenure: Freehold EPC Rating: C

offers over

**£150,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRO104959 - 0002

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