



**Boniface Close, Bromborough Pool, Wirral CH62 4UG**

**welcome to**

**Boniface Close, Bromborough Pool Wirral**

This beautifully presented three bedroom detached house is located in a fantastic area in Bromborough and would make a superb family home. There is a range of shops, amenities and some very highly regarded primary and secondary schools close by to choose from.



## Property Description

This beautifully presented three bedroom detached house is located in a fantastic area in Bromborough and would make a superb family home. There is a range of shops, amenities and some very highly regarded primary and secondary schools close by to choose from.

In brief starting internally the property comprises of an entrance hall leading to the lounge and second reception room, making it a perfect family home having two television rooms. The large kitchen-diner done to a very good standard with access to a stunning garden, fit for BBQ's and entertaining.

Moving upstairs are three well-proportioned bedrooms with an en-suite and a family bathroom. Externally the property has a driveway for multiple cars and a well maintained rear garden that would be ideal for entertaining family and friends. Book an early viewing today as this property will be a popular one.

## Hallway

Laminate flooring with a fitted radiator. Leads through to the lounge, second reception room, WC and Kitchen - Diner.

## Lounge

14' 5" x 10' 3" (4.39m x 3.12m)

Double glazed window to the front aspect, radiator, laminate flooring and television connection Point.

## Reception Room

15' 7" x 7' 8" (4.75m x 2.34m)

Double glazed window to the front aspect, television connection point, radiator and carpet flooring.

## Kitchen - Diner

18' 9" x 8' 5" (5.71m x 2.57m)

This fitted kitchen comprises of wall and base units, complimentary work surfaces, sink and drainer. Plumbing space for washing machine. Double glazed windows to the rear aspect, beautifully designed kitchen. Double glazed patio doors which open outwards, and radiator.

## Cloakroom

WC, wash hand basin and partly tiled.

## Landing

Carpet flooring and loft access.

## Bedroom One

9' 6" x 14' 7" (2.90m x 4.45m)

Two double glazed windows to the front aspect, fitted wardrobes, radiator and carpet flooring.

## En-Suite

WC, wash hand basin, shower, radiator, double glazed window to the rear aspect, tiling.

## Bedroom Two

11' 6" x 9' 1" (3.51m x 2.77m)

Double glazed window to the rear aspect, radiator and carpet flooring.

## Bedroom Three / Office Room

9' 9" x 8' (2.97m x 2.44m)

Double glazed window to the rear aspect, radiator and carpet flooring.

## Bathroom

WC, wash hand basin, bath, radiator, double glazed window to the side aspect, tiling and vinyl flooring.

## Outside

### Front Garden

Driveway for multiple vehicles

### Rear Garden

Paved area to front and turfed lawn. Fencing surrounding, decking area to the side of property and a good sized shed.



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## Boniface Close, Bromborough Pool Wirral

- Detached House
- Three Bedrooms
- Beautifully Designed
- Kitchen-Diner
- Close to all Amenities

Tenure: Leasehold EPC Rating: B

£265,000



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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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
BRO104987 - 0003

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