



Croft Green, Bromborough

£695 PCM



LESLEY HOOKS
ESTATE AGENTS





This modern town house offers immaculate accommodation that is ready to move into. Having uPVC double glazing and combi fired gas central heating, the layout briefly comprises entrance hall, lounge and a smart fitted kitchen dining room. To the first floor there are two double bedrooms and a bathroom with three piece suite in white. To the front of the property there is a driveway with off road parking. To the rear, there is a garden laid to lawn with timber sun deck. The property is ideally situated within walking distance of Bromborough retail park with its array of stores, restaurants and leisure pursuits. Local primary and secondary schools are within easy reach. With good transport links, Spital train station is a five minute drive away and there are a number of bus routes near by. Motorway networks with links to Liverpool and Chester are only a ten minute drive away. Council tax band B.



Hall

5'3" (1.6m) x 3'9" (1.14m)

Laminate flooring, stairs to the first floor.

Lounge

14'6" (4.42m) x 9'8" (2.95m)

Laminate flooring, under stairs storage cupboard, window to the front.

Kitchen

12'10" (3.91m) x 9'2" (2.79m)

Fitted kitchen with excellent range of units in beech at both eye and floor level, contrasting work tops, oven, four ring gas hob, cooker hood, enclosed combi boiler, space and plumbing for appliances, window to the rear, double doors to the rear.

Bedroom One

12'6" (3.81m) Into Wardrobe Recess x 12'10" (3.91m) Into Recess

Built in slide robes, built in storage cupboard, window to the front.

Bedroom Two

11'3" (3.43m) x 7'10" (2.39m)

Window to the rear.

Bathroom

8'9" (2.67m) x 4'9" (1.45m)

Three piece suite in white comprising bath with shower and shower screen over, wash hand basin and wc, tiled flooring, ceiling down lights, shaver socket, window to the rear.

Outside

To the front of the property there is a driveway with off road parking. To the rear, there is a garden with timber sun deck.







GROUND FLOOR
307 sq ft (28.5 sq m) approx.



FIRST FLOOR
307 sq ft (28.5 sq m) approx.



TOTAL FLOOR AREA: 614 sq ft (57.0 sq m) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property purchase. The services, systems and apparatus shown have not been tested and no guarantee is given for their operation or condition.

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.