



Marshall Close, Bromborough Pool, Wirral CH62 4WA

- Modern and Attractive Three Bedroom Detached Property
- Lounge, Well Fitted Kitchen Diner and Downstairs W.C
- Two Further Good Sized Bedrooms and a Family Bathroom
- Enclosed Rear Garden with Patio Decking and Lawn
- Immaculately Presented with a Tasteful Decor Throughout
- Large Master Bedroom with En Suite shower Room
- Driveway, Garage, Double Glazing and Central Heating
- Still Benefiting from Being within the NHBC Warranty



Offers Over £255,000







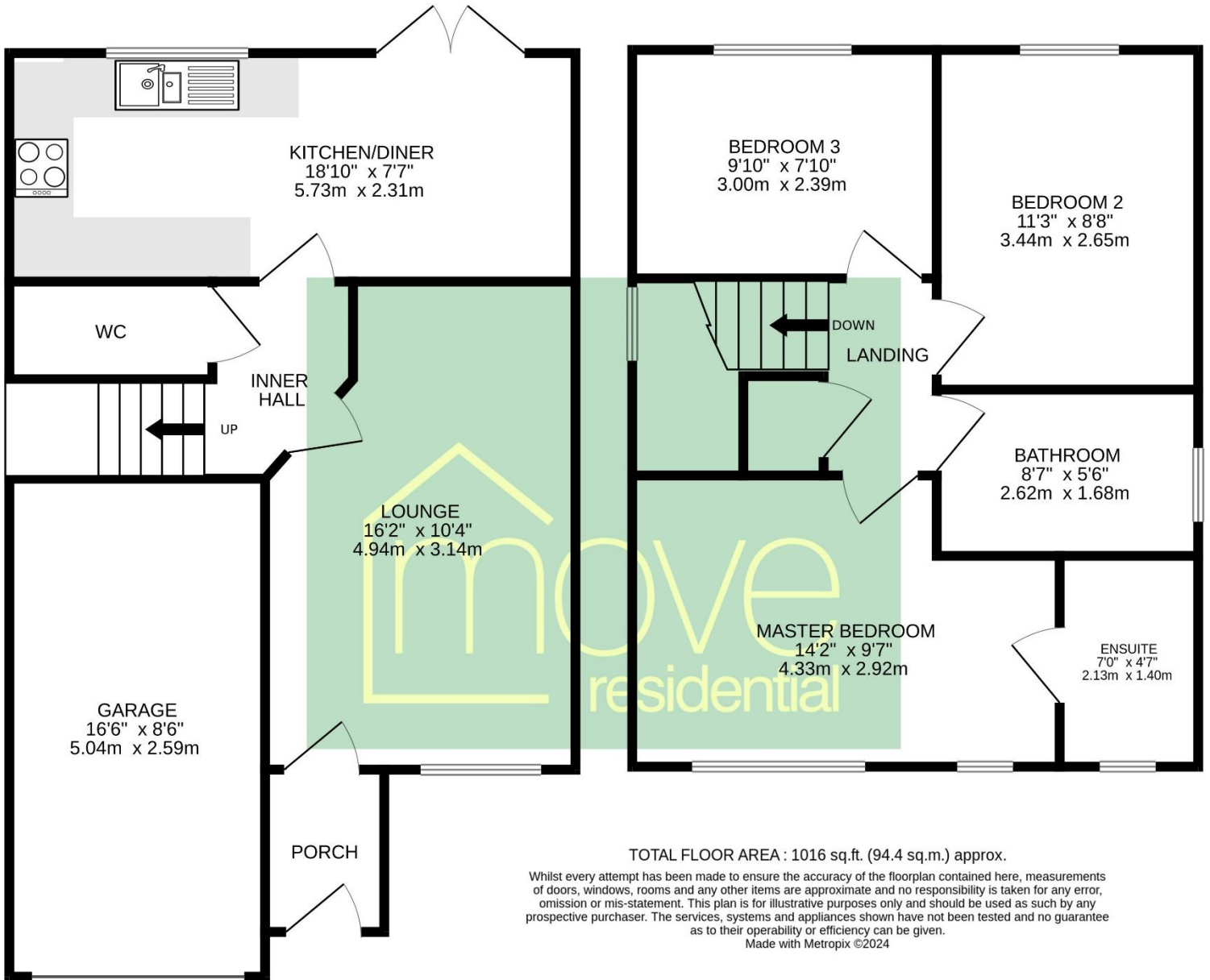




Floor Plan

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Description

Modern and attractive three bedroom detached residence located in the highly sought after area of Bromborough Pool is offered to the sales market by Move Residential. Immaculately presented with a tasteful décor throughout, in brief the accommodation comprises a porch, spacious lounge, inner hallway with W.C and access to a well fitted kitchen diner spanning the full width of the property with patio doors opening to the delightful rear garden. To the first floor you have the master bedroom with en suite shower room, two further good sized bedrooms and a three piece family bathroom. Further benefiting from off road parking, integral garage, double glazing and central heating. Completing this home perfectly is the generous rear garden, beautifully landscaped with patio, decked and lawned areas. A closer inspection is essential to fully appreciate this superb home in full.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.