



## Malcolm Crescent, Bromborough, Wirral CH63 0LW

- Executive Three Bedroom Detached Residence Set On a Large Plot
- Hallway, Lounge, Utility Room and Downstairs Shower Room
- Three Good Sized Bedrooms and a Contemporary Shower Room
- Generous Enclosed Rear Garden Perfect for Entertaining or Relaxing
- Immaculately Presented and Updated to an Exceptional Standard
- Impressive Open Plan Living Kitchen Diner with Atrium Skylight
- Set Back From the Road with Large Driveway, Garage and Front Lawn
- Sought After Area of Bromborough - Viewing Strongly Advised



Offers Over £400,000























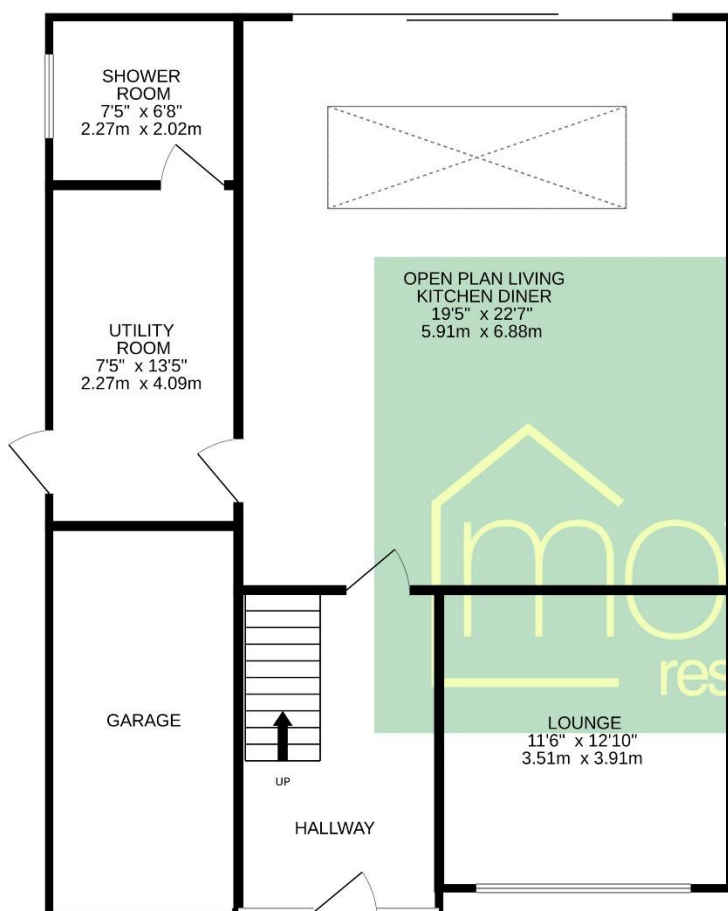




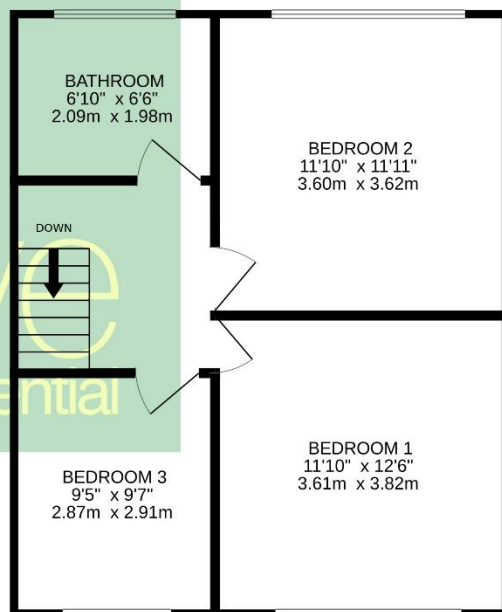




# GROUND FLOOR



# 1ST FLOOR



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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

Executive three bedroom detached residence, fully renovated to an exceptional standard and offering stylish, spacious living in the sought after area of Bromborough. Bathed in natural light, the property boasts well appointed accommodation, beginning with a welcoming hallway and a front lounge featuring a striking feature fireplace. At the heart of the home is a breathtaking open plan living kitchen diner, showcasing a bespoke handleless kitchen with peninsula island, integrated appliances, feature wooden slat wall, and an impressive atrium skylight. Floor-to-ceiling sliding doors seamlessly connect the interior to the beautifully landscaped rear garden, perfect for entertaining or unwinding in style. The ground floor is completed by a handy utility room and modern shower room. Upstairs, the master bedroom offers fitted wardrobes, accompanied by a second spacious double bedroom, a third bedroom, and a luxurious shower room. Set back from the road with ample off-road parking, an integral garage, and a manicured front lawn, this home offers both comfort and curb appeal. With excellent transport links, local amenities, and reputable schools nearby, this is a rare opportunity, viewing is essential to fully appreciate everything this outstanding home has to offer.

## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 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.