



Church View Court, Bromborough

£260,000



LESLEY HOOKS
ESTATE AGENTS





This attractive three-bedroom semi-detached home is positioned on a sought-after corner plot within an exclusive development of just ten houses, elevated behind a charming sandstone private wall. Set slightly above road level, the property enjoys a pleasant sense of privacy along with generous space to the front and side.

The accommodation begins with a welcoming entrance hall leading through to a well-proportioned kitchen/diner, ideal for family living and entertaining. To the rear of the property is a bright and comfortable lounge, featuring doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor space.

Upstairs, the home offers three bedrooms along with a family bathroom, providing comfortable accommodation for a range of buyers.

Externally, the property benefits from a front garden with a paved pathway leading to the front door, in addition to side garden space and a rear garden perfect for relaxing or outdoor dining.

Ideally located just off Mark Rake at the top end near the village, the property is within a five-minute walk of the heart of Bromborough Village, offering convenient access to local amenities while enjoying a quiet and elevated setting.



Lounge

17'9" (5.41m) x 11'7" (3.53m)

Kitchen/Diner

10'5" (3.18m) x 10'2" (3.1m)

WC

5'8" (1.73m) x 3'4" (1.02m)

Bedroom One

12'6" (3.81m) x 10'6" (3.2m)

Bedroom Two

10'6" (3.2m) x 9'7" (2.92m)

Bedroom Three

9'4" (2.84m) x 6'11" (2.11m)

Bathroom

6'10" (2.08m) x 6'4" (1.93m)







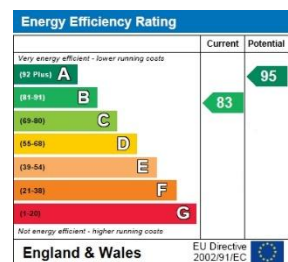
GROUND FLOOR
545 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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