



Cambridge Road, Bromborough

£325,000



LESLEY HOOKS
ESTATE AGENTS





This three bedroom detached comprises entrance generous and versatile accommodation throughout, making it an ideal choice for families and those seeking additional space to work or relax. Upon entering, you are welcomed by a bright and inviting hallway, featuring a turned staircase to the first floor. The ground floor boasts two well-proportioned reception rooms, providing flexible living and entertaining space, alongside a dedicated home office. To the rear, a generous dining kitchen offers an excellent space for everyday family life, complemented by a separate utility room and a convenient downstairs WC. The first floor continues to impress, with three comfortable bedrooms, a spacious landing and a family bathroom. The well-balanced layout provides practical and comfortable accommodation, with plenty of potential to personalise and make the property your own. Externally, the property benefits from gardens to both sides providing outdoor space to enjoy throughout the year. Ample off-road parking adds further convenience, while the property's location offers easy access to local amenities and everyday essentials. Offering space, versatility and exciting potential, this attractive detached home presents a fantastic opportunity for families, first-time buyers or those looking for a property to make their own. Early viewing is highly recommended to fully appreciate the generous accommodation, convenient location and charm this home has to offer.



Entrance Hall
5'5" (1.65m) x 3'2" (0.97m)

Lounge
12'5" (3.78m) x 11'6" (3.51m)

Sitting Room
12'10" (3.91m) x 11'10" (3.61m)

Study
7'10" (2.39m) x 6'7" (2.01m)

Kitchen
16'5" (5m) x 7'10" (2.39m)

Open Plan Family/Diner
16'5" (5m) x 9'10" (3m)

Utility
7'10" (2.39m) x 4'11" (1.5m)

Downstairs WC
4'2" (1.27m) x 3'7" (1.09m)

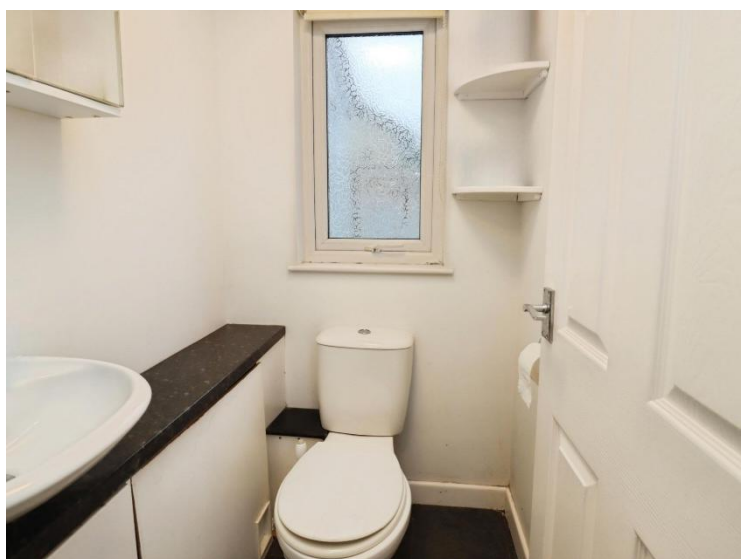
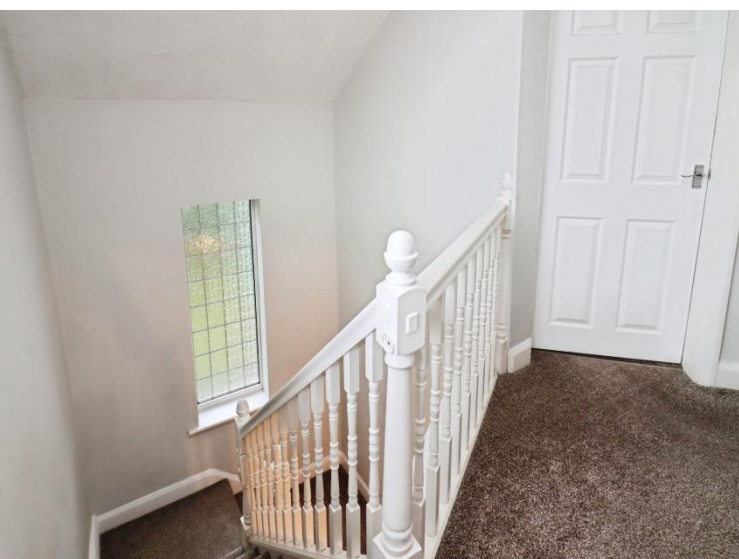
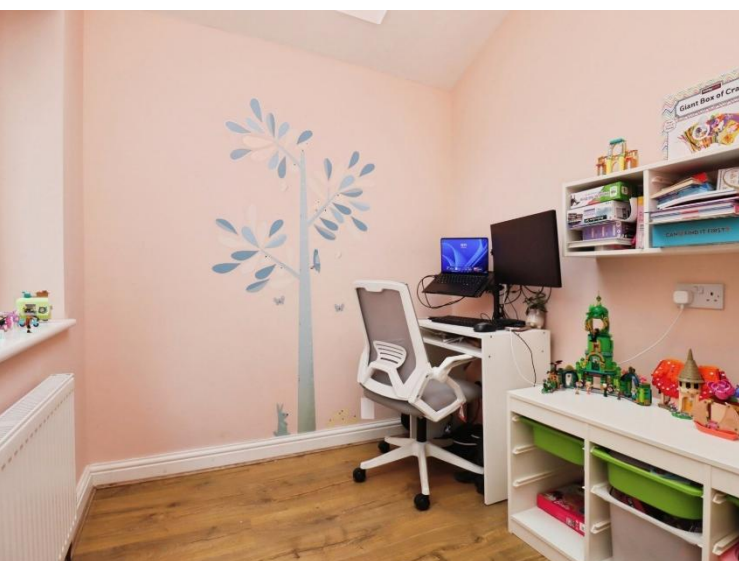
Bedroom One
12'5" (3.78m) x 11'10" (3.61m)

Bedroom Two
12'5" (3.78m) x 11'6" (3.51m)

Bedroom Three
9'10" (3m) x 8'2" (2.49m)

Bathroom
7'5" (2.26m) x 5'9" (1.75m)







GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		80
(81-91)	B		
(69-80)	C		60
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.