



Ashton Way, Bromborough

£260,000



LESLEY HOOKS
ESTATE AGENTS





This modern and thoughtfully extended semi-detached home offers a warm and welcoming feel from the moment you step inside. An inviting entrance hall leads to a convenient downstairs WC, a comfortable lounge, and the real heart of the home – a superb open-plan kitchen and family room. Flooded with natural light and perfect for everyday living or entertaining, this space features doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the property continues to impress with three well-appointed bedrooms. The master bedroom enjoys the added luxury of its own en-suite, while a separate, stylish family bathroom serves the remaining bedrooms, all finished to a high standard.

Outside, the home is equally appealing. To the front, a driveway provides off-road parking for two cars. The rear garden is a delightful space, mainly laid to lawn with a charming patio seating area – ideal for relaxing, dining al fresco, or enjoying time with family and friends and enjoying a south westerly aspect.

Set within the picturesque village of Bromborough Pool, the property is perfectly placed to enjoy a wealth of nearby amenities. Croft Retail Park is just a short stroll away, while the beautiful Port Sunlight River Park offers excellent opportunities for walking and outdoor recreation. Commuters are well catered for too, with easy access to the A41, providing swift links to the Mersey Tunnels and motorway networks. An estate charge of approximately £130 per annum contributes to the upkeep of communal areas, helping to maintain the attractive and well-kept surroundings for residents. Council Tax Band B. EPC B.

Entrance Hall

7'8" (2.34m) Max x 3'10" (1.17m)

Lounge

12'0" (3.66m) x 9'11" (3.02m)

Downstairs WC

5'2" (1.57m) x 2'11" (0.89m)

Kitchen/Family Room

19'6" (5.94m) x 15'1" (4.6m)

Bedroom One

11'1" (3.38m) Max x 9'7" (2.92m)

En-Suite

6'3" (1.91m) x 5'3" (1.6m)

Bedroom Two

9'3" (2.82m) x 7'11" (2.41m)

Bedroom Three

7'6" (2.29m) x 5'10" (1.78m)

Storage

2'11" (0.89m) x 2'2" (0.66m)

Bathroom

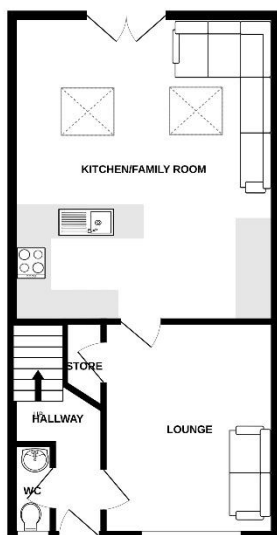
6'0" (1.83m) x 5'11" (1.8m)



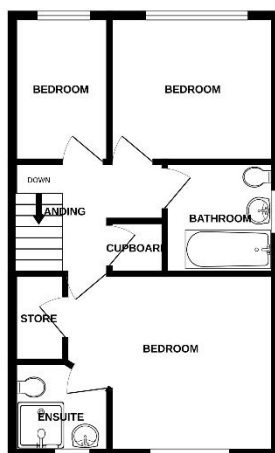




GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures in this plan, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made for the accuracy of the figures or the plan.
Made with floorplan 10000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		97
(81-91) B	84	
(69-80) C		
(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

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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.