

Brookhurst Close, Bromborough

£325,000







LESLEY HOOKS
ESTATE AGENTS







Set within the highly regarded and particularly peaceful Brookhurst Close, just off Brookhurst Avenue, this larger-style three-bedroom semi-detached home offers generous and versatile accommodation, a fabulous plot and one of the stand out gardens on the close. From the moment you step inside, the welcoming entrance hallway immediately gives a sense of the space on offer, with the staircase positioned directly ahead. To the right is a comfortable and inviting lounge, while to the left is a separate dining room, providing the perfect setting for family meals and entertaining. Adding an extra touch of charm is the lovely little snug, a cosy and versatile room with doors opening directly onto the garden. Whether used as a quiet reading room, children`s playroom, home office or simply somewhere to relax, it is a really appealing feature and makes the most of the connection between the house and garden. At the rear is a particularly impressive large kitchen/breakfast room, offering plenty of space for everyday family life and with ample room for a breakfast table. It`s a wonderfully sociable part of the home and provides another great space from which to enjoy views and access towards the garden. Upstairs are three well-proportioned bedrooms, including a generous principal bedroom which benefits from its own walk-in wardrobe. There is also a family bathroom serving the bedrooms. Outside is where this property really comes into its own. The house occupies a large plot with a substantial rear garden, backing directly onto playing fields. This creates a wonderful feeling of space, with an attractive and unusually open aspect that is not overlooked from the rear. It`s a fantastic setting for children, entertaining, gardening or simply enjoying some peace and privacy outdoors.

Entrance Hall
4'2" (1.27m) x 3'4" (1.02m)

Lounge
13'2" (4.01m) x 11'0" (3.35m)

Snug
9'6" (2.9m) x 6'7" (2.01m)

Dining Room
15'4" (4.67m) x 11'2" (3.4m)

Kitchen
13'9" (4.19m) x 10'4" (3.15m)

Bedroom One
15'0" (4.57m) x 11'2" (3.4m)

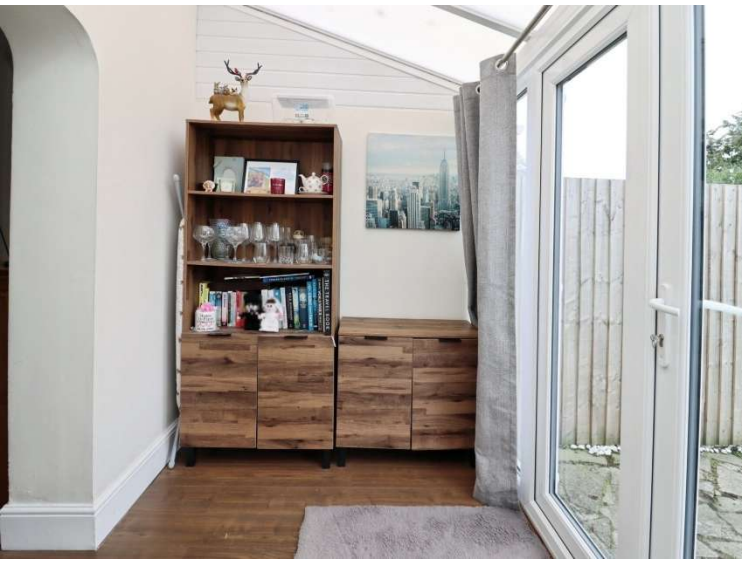
Bedroom Two
10'8" (3.25m) x 10'6" (3.2m)

Walk In Wardrobe
4'0" (1.22m) x 3'2" (0.97m)

Bedroom Three
9'3" (2.82m) x 7'3" (2.21m)

Bathroom
6'3" (1.91m) x 6'2" (1.88m)

Garage
20'0" (6.1m) x 8'7" (2.62m)













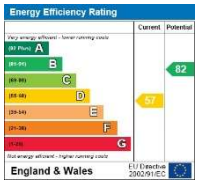


GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.





TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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