



Bamforth Place, Bromborough

£240,000



LESLEY HOOKS
ESTATE AGENTS





A modern Didsbury-style Morris Home, just a short stroll from Bromborough Village. Step inside and you are welcomed by a hallway with a handy downstairs WC. It's a practical space with room to kick off your shoes and drop your bags before heading through. The hallway leads into the lounge where the stairs rise to the first floor. This is the room to switch off in. Put the TV on, settle into the sofa and let the day slip away. The modern kitchen diner is where this home really comes together. There is plenty of room to cook, eat and catch up, whether it's a quick breakfast before the school run or a long Sunday dinner with family and friends. Double doors open onto the garden, so the table can spill outside when the sun is out. Summer evenings sorted.

To the first floor there are three bedrooms. Bedroom one has its own en-suite shower room which makes busy mornings that bit easier. Bedroom three is currently used as a dressing room, so you can see how flexible the space is. It could just as easily work as a nursery, guest room or home office. The three-piece family bathroom completes the first floor. Outside, the delightful garden provides the perfect spot for relaxing or entertaining. Think barbecues with friends, space for the kids to play and a morning coffee in the fresh air. The driveway has parking for two cars. Perfectly located you are a short stroll from the vibrant shops, bars and eateries of Bromborough Village. Pop out for a coffee, pick up something for dinner or meet friends for a drink. Excellent local schools are nearby, and Bromborough train station is within easy reach. Motorway links are a short drive away, with direct routes to Liverpool and Chester. Ideal for commuters. This is a fantastic opportunity to own a beautiful home in a sought-after location. Council Tax Band C. Freehold.



Hallway

6'0" (1.83m) x 4'4" (1.32m)

Downstairs WC

6'0" (1.83m) x 2'9" (0.84m)

Lounge

15'8" (4.78m) Max x 15'11" (4.85m) Max

Kitchen Diner

9'1" (2.77m) x 15'11" (4.85m) Max



Landing

12'0" (3.66m) Max x 6'9" (2.06m) Max

Bedroom One

11'4" (3.45m) x 9'2" (2.79m)

En-Suite

3'11" (1.19m) x 9'2" (2.79m)

Bedroom Two

9'5" (2.87m) x 8'9" (2.67m)

Bedroom Three

10'8" (3.25m) Max x 7'2" (2.18m)

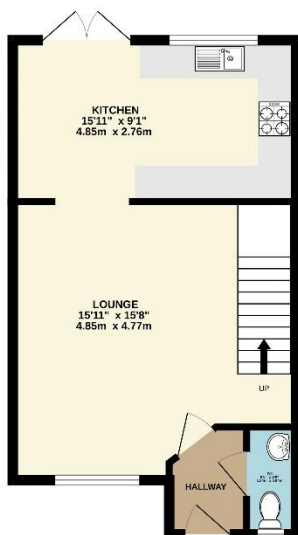
Bathroom

6'2" (1.88m) x 6'9" (2.06m)

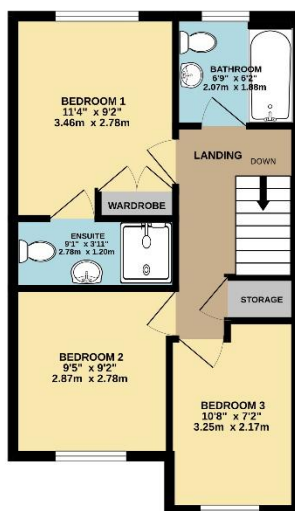




GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective 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.

Made with floorplan 02020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		97
(81-91) B	85	
(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.