



Tellets Hey, Bromborough

£385,000



LESLEY HOOKS
ESTATE AGENTS





All you need to worry about is simply where to place your furniture in this immaculate and beautifully presented detached family home, which offers generous living space, a practical layout, and a fantastic location ideal for modern family life.

As you enter the property, you are welcomed by a bright and spacious entrance hallway that sets the tone for the rest of the home. The ground floor offers a generous and comfortable lounge, perfect for relaxing in the evenings or entertaining guests. To the rear of the property, you will find a superb open plan kitchen and family room, providing a wonderful social space and the true heart of the home. This area is ideal for modern living, whether you are cooking, dining, or spending time with family. The kitchen flows nicely into the family area with views over the garden, creating a light and airy atmosphere. There is also a separate utility room providing additional storage and laundry space, along with a convenient downstairs WC.

To the first floor, the property continues to impress with four well-proportioned double bedrooms, making it ideal for families or those needing extra space for guests or working from home. The master bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property offers an ample driveway with off-road parking for several vehicles, leading to the garage. To the rear, there is an easy maintenance garden which is mostly laid to lawn and includes two paved patio areas, perfect for outdoor dining, entertaining, or relaxing in the summer months. In addition, you will also find a useful office in the garden attached to the back of the garage, providing an excellent space for working from home, running a small business, or using as a hobby room or gym.

The property is ideally located just off Acre Lane, close to local amenities within Bromborough Village, while The Croft Retail Park is only a five-minute drive away and offers a wide range of shops, supermarkets, and eateries. For commuters, Bromborough Rake train station is within easy reach, and the A41 is only a few minutes' drive away, providing access to the M53 motorway network, making travel to surrounding areas simple and convenient.

This property is freehold, with a service charge of approximately £120 per annum, making it an excellent choice for families looking for a spacious, well-located, and move-in-ready home.

Lounge

20'11" (6.38m) x 11'9" (3.58m)

Kitchen/Diner

20'10" (6.35m) x 11'10" (3.61m)

Utility

6'3" (1.91m) x 5'0" (1.52m)

Downstairs WC

6'3" (1.91m) x 2'8" (0.81m)

Bedroom One

11'4" (3.45m) x 11'0" (3.35m)

En-Suite

9'5" (2.87m) x 5'3" (1.6m)

Bedroom Two

12'0" (3.66m) x 9'3" (2.82m)

Bedroom Three

11'5" (3.48m) x 10'0" (3.05m)

Bedroom Four

11'0" (3.35m) x 9'5" (2.87m)

Bathroom

9'7" (2.92m) x 6'0" (1.83m)

Exterior Office

8'9" (2.67m) x 8'0" (2.44m)

Garage

8'0" (2.44m) x 8'0" (2.44m)

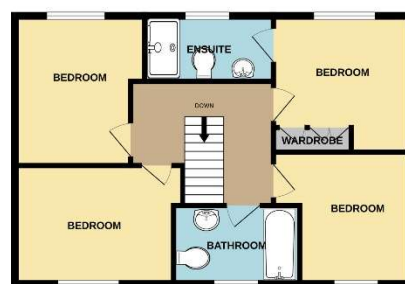
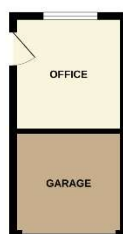
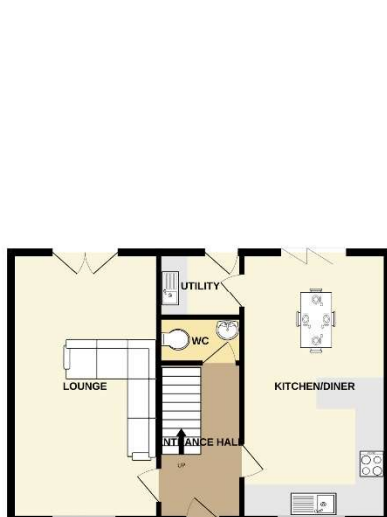






GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.

1ST FLOOR
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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.
Made with Metropix ©2020

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(91-100) A	93
(81-90) B	84
(69-80) C	
(55-68) D	
(49-54) E	
(41-48) F	
(31-40) 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.