

Magazine Road, Bromborough

£425,000







LESLEY HOOKS
ESTATE AGENTS



Tucked away on Magazine Road, just off the A41, this stunning extended four-bedroom detached home offers generous living space, a versatile layout and excellent access to local amenities, including the retail park just a five-minute walk away. Upon entering, you are welcomed by an entrance hall leading to a spacious lounge, complete with a feature fireplace, creating a warm and inviting space to relax. The heart of the home is the impressive open-plan kitchen, dining and seating area, enhanced by the rear extension, which features skylights and bi-fold doors that flood the space with natural light and open directly onto the rear garden. This fantastic space is ideal for modern family living, entertaining guests and enjoying indoor-outdoor living. The ground floor further benefits from a versatile playroom, providing additional space for children, a home office or a snug. A separate utility room and downstairs WC add further practicality and convenience to the layout. To the first floor, there are four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, alongside a family bathroom serving the remaining bedrooms. Externally, the property benefits from a driveway to the front, with a small front garden, while the rear boasts a larger garden offering plenty of outdoor space for families, entertaining and relaxing. Conveniently located within easy reach of the retail park and with excellent access to the A41, this impressive home combines spacious accommodation, a superb extended living area and a convenient location, making it an ideal choice for growing families.



The property is Leasehold with a 250 year Lease from 2013 (approx 237 years remaining). Ground rent is £381 a year, no service charge. Ground rent increases by RPI every 5 years.

Entrance Hall
10'7" (3.23m) Max x 7'5" (2.26m) Max

Lounge
17'0" (5.18m) x 10'0" (3.05m)

Kitchen/Diner/Family Room
20'7" (6.27m) Max x 24'0" (7.32m) Max

Utility Room
5'8" (1.73m) x 5'0" (1.52m)

Downstairs WC
5'0" (1.52m) x 4'4" (1.32m)

Play Room
10'2" (3.1m) x 10'0" (3.05m)

Bedroom One
16'5" (5m) Max x 11'5" (3.48m) Max

En-Suite
7'4" (2.24m) x 4'7" (1.4m)

Bedroom Two
12'0" (3.66m) x 8'9" (2.67m)

Bedroom Three
12'0" (3.66m) x 7'7" (2.31m)

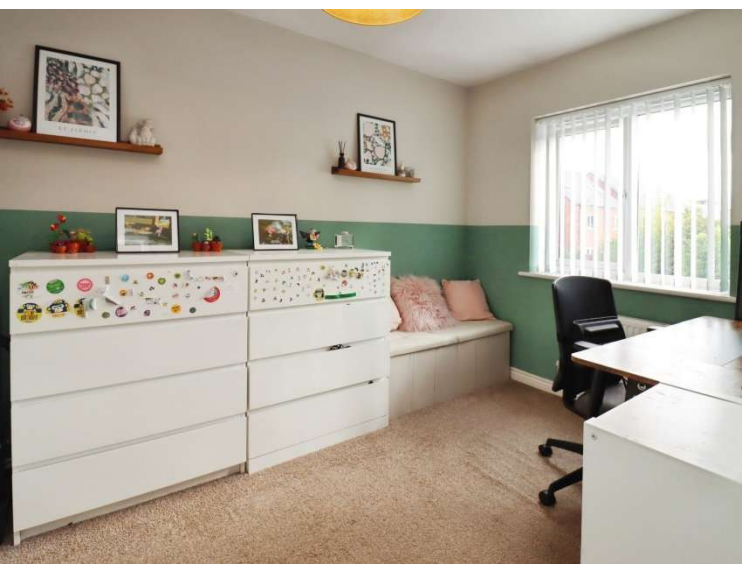
Bedroom Four
9'2" (2.79m) Max x 8'5" (2.57m) Max

Bathroom
6'8" (2.03m) x 6'5" (1.96m)

















Contact Us:

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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.