



Stanhope Drive, Bromborough

£295,000



LESLEY HOOKS  
ESTATE AGENTS





A fantastic opportunity to acquire a three-bedroom semi-detached home, ideally located just two minutes from Bromborough Village and offers a wonderful family home. The property briefly comprises a welcoming front lounge, featuring a deep bay window that floods the room with natural light. To the rear is a galley-style kitchen, alongside a separate dining room with doors opening directly onto the garden. The layout offers exciting potential as the current vendors have had planning permission approved under application number 26/0949/FP for "front, side and rear porch, bedroom, W.C, utility and kitchen/dining extension at ground floor". Copies are available upon request

There are three well-proportioned bedrooms and a family bathroom, providing plenty of space for growing families or those looking for a home with scope to personalise. Outside, the property really comes into its own. The large rear garden is a fabulous feature, offering an excellent amount of outdoor space, complemented by a generous patio area – perfect for entertaining, relaxing or enjoying family time during the warmer months. To the front, there is a private driveway providing off-road parking, together with a garage, adding valuable storage and parking options. Situated just a couple of minutes from Bromborough Village, the property is conveniently placed for local amenities, shops, schools and transport links, while offering a great combination of location, outdoor space and potential. An exciting opportunity for buyers looking for a three-bedroom home with a fantastic garden and the potential to create a modern open-plan living space.



#### **.Entrance Hallway**

11'7" (3.53m) x 6'0" (1.83m)

#### **Lounge**

13'9" (4.19m) x 11'7" (3.53m)

#### **Dining Room**

11'5" (3.48m) x 10'7" (3.23m)

#### **Kitchen**

14'3" (4.34m) x 7'3" (2.21m)

#### **Bedroom One**

14'0" (4.27m) x 10'9" (3.28m)

#### **Bedroom Two**

11'5" (3.48m) x 12'4" (3.76m)

#### **Bedroom Three**

7'9" (2.36m) x 7'0" (2.13m)

#### **Bathroom**

7'4" (2.24m) x 5'6" (1.68m)

#### **Garage**

17'2" (5.23m) x 10'1" (3.07m)







GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| 81-91<br><b>A</b>                           |         |                         |
| 69-80<br><b>B</b>                           |         |                         |
| 55-68<br><b>C</b>                           |         | 81                      |
| 45-54<br><b>D</b>                           | 69      |                         |
| 35-44<br><b>E</b>                           |         |                         |
| 25-34<br><b>F</b>                           |         |                         |
| 1-24<br><b>G</b>                            |         |                         |
| 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.