



Spital Road, Bromborough

£250,000



LESLEY HOOKS
ESTATE AGENTS





This charming semi-detached home is immaculately presented and perfectly liveable, yet offers plenty of scope for those looking to add their own personal touch. Featuring uPVC double glazing and combi-fired gas central heating, the accommodation comprises a welcoming hallway, a lounge with a fireplace that opens seamlessly into the dining room, and a fitted kitchen. Upstairs, there are three comfortable bedrooms and a modern, fully tiled wet room. Outside, the property benefits from a driveway with off-road parking, with double gates providing access to the garage. To the rear, you'll find a surprisingly generous garden, offering a wonderful outdoor space for relaxation and entertaining. Ideally located within walking distance of Bromborough Village, the home is close to an array of shops, bars, and restaurants, as well as local schools and convenient transport links. Offered for sale with no onward chain, this delightful property combines comfort, charm, and potential in a highly sought-after location. Freehold, Council tax band B.



Hallway

10'6" (3.2m) x 5'4" (1.63m)

Lounge

13'8" (4.17m) Into Bay x 11'7" (3.53m)

Dining Room

9'1" (2.77m) x 8'4" (2.54m)

Kitchen

8'7" (2.62m) x 8'7" (2.62m)



Bedroom One

12'2" (3.71m) Into Bay x 10'9" (3.28m)

Bedroom Two

11'0" (3.35m) x 9'3" (2.82m)

Bedroom Three

7'9" (2.36m) x 7'10" (2.39m)

Bathroom

6'4" (1.93m) x 5'5" (1.65m)





GROUND FLOOR
487 sq ft (45.3 sqm) approx.

1ST FLOOR
375 sq ft (34.9 sqm) approx.



TOTAL FLOOR AREA: 862 sq ft (79.2 sqm) approx.
Garage not included in floor area. Figures are approximate and do not include any external areas. Measurements are taken to the best of our knowledge and are not guaranteed. The seller is not responsible for any errors or omissions. The buyer is advised to take their own measurements and to consult their solicitor for further details. The seller is not responsible for any errors or omissions. The buyer is advised to take their own measurements and to consult their solicitor for further details. The seller is not responsible for any errors or omissions. The buyer is advised to take their own measurements and to consult their solicitor for further details.

Contact Us:

0151 334 5875

rachael@lesleyhooks.co.uk

23 Allport Lane, Bromborough,
Wirral, Merseyside, CH62 7HH

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.