



Hesketh Way, Bromborough

£290,000



LESLEY HOOKS
ESTATE AGENTS





Set over three floors, this modern semi-detached home offers stylish, contemporary living space that's perfect for family life, complete with uPVC double glazing and combi-fired gas central heating throughout. Step inside to a welcoming hallway with newly fitted laminate flooring, leading through to a handy downstairs WC. The lounge continues the laminate flooring theme and is a real feature room, boasting a stylish media wall and bi-fold doors that open out onto the garden, flooding the space with natural light. Completing the ground floor is a smart fitted kitchen diner with integrated appliances, ideal for entertaining or everyday family life. Upstairs on the first floor you'll find two generous double bedrooms, along with a stylish three-piece bathroom fitted with a shower and shower screen over the bath. The second floor is dedicated entirely to the master suite, featuring fitted wardrobes, a seating area and a stylish en-suite shower room complete with a media shower. Outside, the front of the property offers a driveway with off-road parking leading to the garage, while to the rear there's a good-sized garden with a patio area, perfect for relaxing or entertaining. Situated in a popular residential area, the property is within easy reach of local shops, schools and transport links — an ideal choice for growing families. Council tax band C. Freehold subject to an annual maintenance charge of approx £283.22 EPC C. Council Tax Band C.



Hallway

15'6" (4.72m) x 6'8" (2.03m)

Downstairs WC

4'4" (1.32m) x 3'1" (0.94m)

Lounge

15'1" (4.6m) x 9'11" (3.02m)

Kitchen Dining Room

14'1" (4.29m) x 7'10" (2.39m)

Bedroom Two

11'10" (3.61m) x 8'1" (2.46m)

Bedroom Three

10'5" (3.18m) x 8'1" (2.46m)

Bathroom

8'3" (2.51m) x 5'10" (1.78m)

Master Bedroom

22'11" (6.99m) x 11'8" (3.56m) Max

En-Suite Shower Room

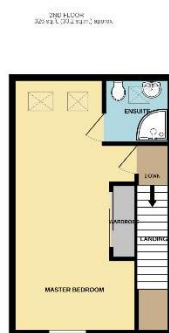
5'11" (1.8m) x 5'2" (1.57m)

Garage

17'6" (5.33m) x 9'5" (2.87m)







TOTAL FLOOR AREA: 1209 sq.ft. (112.3 sq.m.) approx.
*While 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 misstatement. 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 operation or efficiency can be given.
 From: www.lesleyhooks.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		85
(69-80) C	74	
(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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