



Maple Grove, Bromborough

£1000 PCM



LESLEY HOOKS
ESTATE AGENTS





If you're on the hunt for a family home that ticks every box without breaking the bank, then let us introduce you to this fantastic terraced property – and trust us, it's far bigger than it looks from the outside! Stepping through the front door, you're welcomed into a hallway that sets the tone for the immaculate presentation found throughout. To your left, the lounge offers a wonderfully cosy spot to unwind after a busy day, whilst the separate dining room gives you all the space you need for family meals, homework sessions, or Sunday roasts with the whole crew. The fitted kitchen completes the ground floor beautifully, coming complete with an oven, four-ring electric hob and integrated fridge freezer – simply move in, unpack, and start creating memories from day one. There is also a handy utility area with wc to the side. Head upstairs and you'll find three genuinely generous double bedrooms, offering plenty of room for a growing family, guests, or that all-important home office. The fully tiled, three-piece bathroom is smart and practical, ready to see you through busy school-morning routines with ease. Outside, the rear garden with its patio area is the perfect spot for morning coffees, evening barbecues, or simply letting the kids (or the dog!) burn off some energy. And the location? Tucked away on a quiet spot yet within easy walking distance of local shops, well-regarded schools and Bromborough train station, this is family living made simple – with everything you need right on your doorstep. Ready and waiting for its new tenants – early viewing is highly recommended! Council Tax Band B. EPC Rating C



Hallway

10'9" (3.28m) x 6'7" (2.01m)

Lounge

11'0" (3.35m) x 11'10" (3.61m)

Dining Room

8'10" (2.69m) x 8'9" (2.67m)

Kitchen

9'6" (2.9m) x 8'10" (2.69m)

Utility Area

16'2" (4.93m) x 3'9" (1.14m)



Bedroom One

15'7" (4.75m) x 10'7" (3.23m)

Bedroom Two

12'0" (3.66m) x 11'1" (3.38m)

Bedroom Three

9'6" (2.9m) x 8'11" (2.72m)

Bathroom

8'8" (2.64m) x 5'6" (1.68m)





GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurement of floors, 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 for 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	73	79
(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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