



# Heather Dene, Bromborough

£270,000



**LESLEY HOOKS**  
ESTATE AGENTS





This immaculately presented, light and airy semi-detached home is ideally located in a sought-after residential area and is ready to move straight into. Benefitting from uPVC double glazing and combi-fired gas central heating, the well-planned accommodation begins with a welcoming hallway featuring stylish laminate flooring. To the front, the dining room enjoys a charming bay window, while the comfortable lounge offers a feature fireplace and double doors opening directly onto the garden. Completing the ground floor is a fitted kitchen breakfast room, perfect for everyday family life. Upstairs, there are three good-sized bedrooms served by a modern and stylish three-piece shower room. Externally, the property continues to impress with a driveway to the front providing off-road parking, and to the rear a lovely garden with patio area that enjoys a sunny south-westerly aspect—ideal for relaxing or entertaining. Conveniently positioned within walking distance of local shops, schools and transport links, this fantastic home is offered for sale with no onward chain. Council tax band C. Freehold.



**Hallway**

16'6" (5.03m) x 6'2" (1.88m)

**Dining Room**

12'4" (3.76m) Into Bay x 11'2" (3.4m)

**Lounge**

14'7" (4.45m) x 10'10" (3.3m)

**Kitchen Breakfast Room**

21'1" (6.43m) x 6'4" (1.93m)



**Bedroom One**

13'11" (4.24m) Into Bay x 11'6" (3.51m)

**Bedroom Two**

13'1" (3.99m) x 10'1" (3.07m) Into

Wardrobe Recess

**Bedroom Three**

8'9" (2.67m) x 6'4" (1.93m)

**Bathroom**

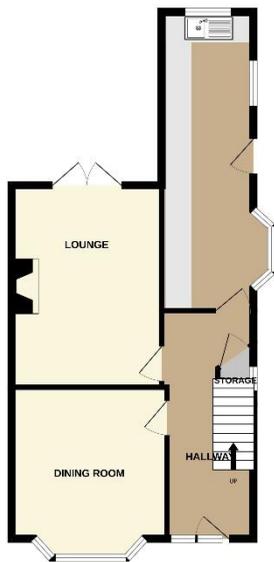
8'1" (2.46m) x 6'2" (1.88m)





GROUND FLOOR  
534 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the actual measurements of the property may vary slightly from those shown on the plan. The floor plan is provided for information only and should not be used as a basis for any legal proceedings. The floor plan is not a substitute for a professional survey. The floor plan is not a guarantee of the accuracy of the information provided. The floor plan is not a guarantee of the accuracy of the information provided. The floor plan is not a guarantee of the accuracy of the information provided.

**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.