



Bromborough Village Road,  
£250,000



LESLEY HOOKS  
ESTATE AGENTS





A traditional three-bedroom semi-detached home offering an unusually spacious layout with three reception rooms, making it quite unique for this style of property. Situated just a stone's throw from the village, this versatile home is ideal for growing families or those looking for flexible living accommodation.

The property briefly comprises an entrance hall, dining room with double doors leading through to the front lounge, creating a wonderful flow between the reception spaces. The galley kitchen provides access directly onto the rear garden.

A standout feature of the property is the garage conversion, now providing an additional sitting room complete with a downstairs WC and its own private entrance. This highly adaptable space could easily suit a variety of needs, such as accommodation for a family member, a teenager's retreat, home office, or even be further converted to include a shower room and bedroom area for independent living.

Outside, the property benefits from a good-sized rear garden, perfect for children to enjoy and ideal for kicking a football around. There is also an elevated decking area, creating the perfect spot to relax and enjoy those sunny evenings. To the front of the property is a driveway providing off-road parking.

To the first floor are three bedrooms and a modern shower room. This is a fantastic opportunity to acquire a spacious and flexible family home in a highly convenient village location.

#### **Hallway**

13'9" (4.19m) x 6'5" (1.96m)

#### **Lounge**

12'0" (3.66m) x 11'2" (3.4m)

#### **Dining Room**

12'0" (3.66m) x 10'10" (3.3m)

#### **Kitchen**

16'2" (4.93m) x 6'9" (2.06m)

#### **Extended Sitting Room with Private Entrance**

17'6" (5.33m) x 7'6" (2.29m)

Narrowing to 2'7"

#### **Downstairs WC**

4'11" (1.5m) x 4'4" (1.32m)

#### **Bedroom One**

12'7" (3.84m) x 9'8" (2.95m)

#### **Bedroom Two**

12'0" (3.66m) x 9'8" (2.95m)

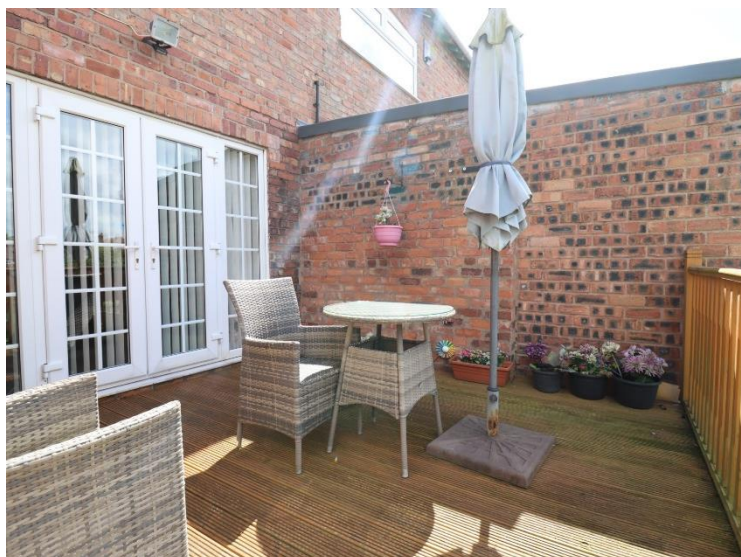
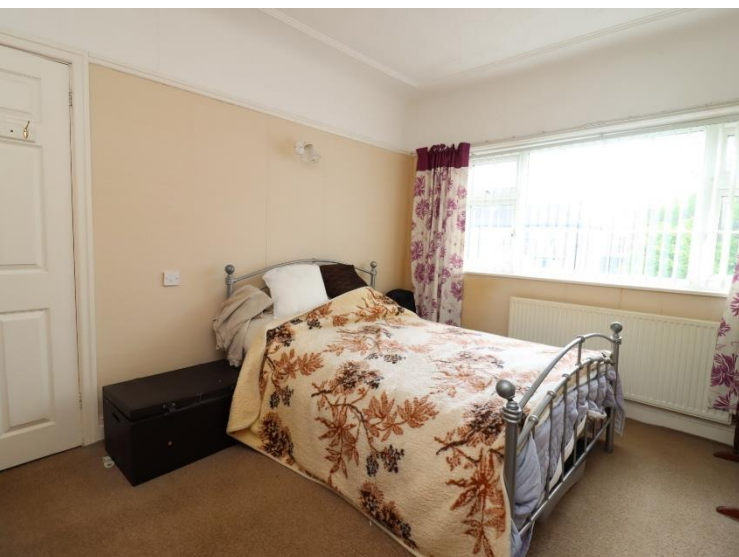
#### **Bedroom Three**

7'11" (2.41m) x 6'7" (2.01m)

#### **Bathroom**

7'6" (2.29m) x 6'6" (1.98m)

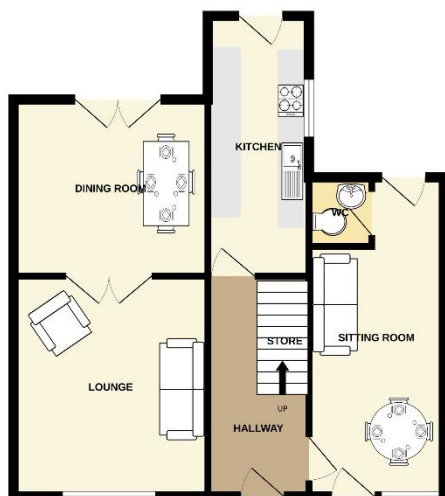






GROUND FLOOR  
562 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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