



Croft Lane, Bromborough

£375,000



LESLEY HOOKS
ESTATE AGENTS





Opportunities to acquire a three bedroom bungalow with a generous plot and extensive driveway on this part of Bromborough is uncommon. Offered with no onward chain, this well presented home provides spacious single-level accommodation suitable for a variety of buyers. The home has been renovated including a new roof, insulation, double glazing, garage door, front door, gutters, flooring and is all freshly decorated.

The property has been freshly decorated throughout and benefits from new flooring, creating a bright and welcoming interior. The accommodation is arranged around an L-shaped entrance hall, and comprises spacious lounge, fitted kitchen with dining area, sun room, family bathroom and three well-proportioned bedrooms, offering flexible living space.

Outside, the property benefits from a substantial driveway providing off road parking for multiple vehicles, together with mature front, side and rear gardens established planting, lawned areas and seating spaces. An outdoor bar area provides additional entertaining space.

Croft Lane is conveniently located within walking distance of Bromborough Village, which offers a range of shops, cafes and everyday necessities. Bromborough retail park is a short driveway, while Bromborough Rake railway station, local bus services and nearby motorway links provide convenient access to Liverpool, Chester and the surrounding.

The property also benefits from uPVC double glazing and gas fired central heating and is offered with no onward chain. Viewing is recommended to appreciate the accommodation gardens and parking available



Lounge

20'6" (6.25m) x 10'10" (3.3m)

Conservatory/Sun Room

11'6" (3.51m) x 9'9" (2.97m)

Kitchen

12'11" (3.94m) x 8'0" (2.44m)

Bedroom One

10'0" (3.05m) x 10'0" (3.05m)

Bedroom Two

12'0" (3.66m) x 10'0" (3.05m)

Bedroom Three

10'0" (3.05m) Max x 10'0" (3.05m) Max

Bathroom

7'7" (2.31m) x 5'10" (1.78m)

Outhouse

9'4" (2.84m) x 4'6" (1.37m)

Garage

17'5" (5.31m) x 11'0" (3.35m)







GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(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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Made with: floorplan 02020

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