



Woodyear Road, Bromborough

£350,000



LESLEY HOOKS
ESTATE AGENTS





Step inside this beautifully presented and thoughtfully extended semi-detached home, offering spacious, versatile accommodation that's ready for you to move straight into with under floor heating. Finished to a high standard throughout, this impressive property combines contemporary living with practical family spaces.

The welcoming porch and entrance hall leads to a convenient downstairs WC, a comfortable front sitting room, and a stunning open-plan kitchen and family room that forms the heart of the home with a breakfast island and a handy utility room.

Upstairs, the property boasts three generously sized bedrooms and a stylish, modern family shower room, all presented to an excellent standard. Additional benefits include uPVC double glazing and gas combi-fired central heating for year-round comfort and solar panels for extra savings on the energy bills!

Externally, the home continues to impress. The front offers ample off-road parking via a generous driveway. To the rear, a large, mainly lawned garden provides plenty of space for children to play or for outdoor entertaining, complemented by a patio seating area and a useful summer house.

Ideally situated, the property enjoys a convenient location within walking distance of Bromborough Village and its range of local amenities. Bromborough Retail Park, offering an excellent selection of shops, restaurants and leisure facilities, is just a five-minute drive away. Well-regarded primary and secondary schools are within easy reach, while excellent transport links, including nearby bus routes, the A41, motorway networks and the Mersey Tunnels, make commuting simple.

Porch

6'7" (2.01m) x 3'9" (1.14m)

Hallway

15'8" (4.78m) x 6'9" (2.06m)

Rear Lounge

11'10" (3.61m) x 10'10" (3.3m)

Front Sitting Room

12'11" (3.94m) x 11'6" (3.51m)

Downstairs WC

4'0" (1.22m) x 2'8" (0.81m)

Utility

9'0" (2.74m) x 7'7" (2.31m)

Kitchen/Family Room

20'6" (6.25m) x 15'11" (4.85m)

Bedroom One

12'9" (3.89m) x 11'1" (3.38m)

Bedroom Two

12'4" (3.76m) x 11'6" (3.51m)

Bedroom Three

8'4" (2.54m) x 7'8" (2.34m)

Shower Room

7'3" (2.21m) x 6'11" (2.11m)

Summer House

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







GROUND FLOOR

FIRST FLOOR



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