



# Brookhurst Road, Bromborough

£325,000



**LESLEY HOOKS**  
ESTATE AGENTS





Tucked away behind wooden gates for added privacy, this deceptively spacious detached bungalow sits proudly on a generous corner plot and offers far more than first meets the eye.

Inside, you'll find a welcoming reception hall with useful storage, leading to a comfortable lounge complete with a charming feature fireplace, log burner, and distressed timber mantle. The heart of the home is the superb kitchen dining room, fitted with granite work surfaces, a range cooker, double Belfast sink, and flooded with natural light thanks to a lantern roof and two remote-controlled skylights. Three well-proportioned bedrooms and a luxurious five-piece bathroom complete the main accommodation.

Step outside and the surprises continue. The property boasts a detached double garage with its own WC, gas central heating, and consumer unit—ideal for conversion into a granny flat (subject to planning). There's also a delightful detached annex, fondly referred to by the current owners as 'The Cottage', featuring a compact kitchen unit and shower cubicle.

A gated driveway provides ample off-road parking, while the enchanting courtyard garden, adorned with a magnificent Wisteria tree, offers the perfect private retreat.

Ideally located within easy reach of local shops and transport links, this unique home combines space, charm, and versatility. To fully appreciate all that's on offer here, a viewing is simply essential. Council tax band D. Freehold.



#### **Entrance Hall**

6'3" (1.91m) x 4'3" (1.3m)

#### **Lounge**

17'5" (5.31m) x 10'10" (3.3m)

#### **Kitchen**

18'10" (5.74m) x 16'9" (5.11m)

#### **Bedroom One**

12'10" (3.91m) x 10'6" (3.2m)

#### **Bedroom Two**

11'0" (3.35m) x 9'8" (2.95m)

#### **Bedroom Three**

8'6" (2.59m) x 7'11" (2.41m)

#### **Bathroom**

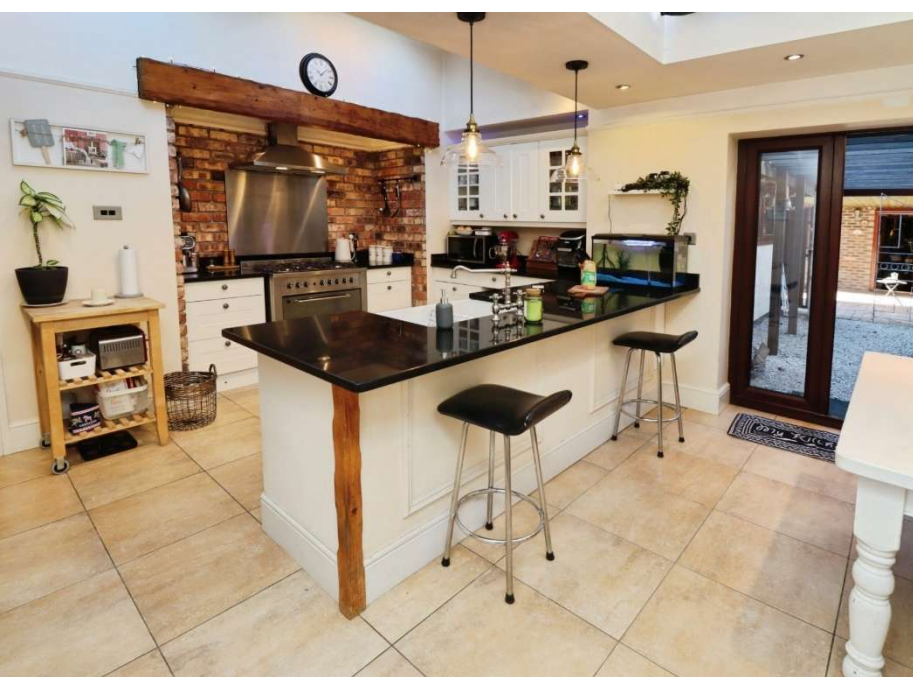
8'11" (2.72m) x 9'4" (2.84m)

#### **The Cottage/Annex**

16'8" (5.08m) x 9'0" (2.74m)

#### **Double Garage/Workshop**

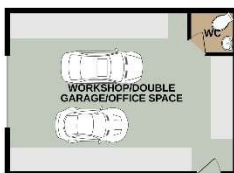
25'4" (7.72m) x 17'9" (5.41m)







GROUND FLOOR  
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 sq.m.) approx.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(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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