



Valley Road, Bromborough
£164,950

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Offered to the market with **NO CHAIN**, this well presented two-bedroom mid-terrace home is ready to move straight into and will appeal to first-time buyers, downsizers and investors alike. Ideally positioned within walking distance of local shops, amenities and transport links, it combines convenience with modern, low-maintenance living.

The property benefits from gated off-road parking to the front, leading to the entrance. Inside, the hall provides access to the first floor and the spacious lounge on the right which enjoys plenty of natural light from the front aspect.

To the rear, the breakfast kitchen has been updated with contemporary fittings and offers a stylish range of units, complementary Granite work surfaces and integral appliances. There is space for dining and a useful understairs storage cupboard. Not forgetting the all important downstairs WC and door opening to to the rear garden.

Upstairs, there are two well-proportioned bedrooms. The principal bedroom is a generous double with built-in storage, while the second bedroom overlooks the rear garden and houses the gas central heating boiler. The bathroom has also been modernised, featuring a contemporary suite with WC, wash basin and bath with shower over.

Outside, the rear garden enjoys an Westerly aspect and has been designed with ease of maintenance in mind. A patio seating area is complemented by artificial lawn, creating an attractive outdoor space that can be enjoyed throughout the year without the upkeep associated with traditional grass. The garden is enclosed by fencing and also benefits from a useful storage shed.

Offering modern interiors, low-maintenance outdoor space and the added advantage of no onward chain, this is an excellent opportunity to acquire a home that is ready to enjoy from day one.

Tenure: Freehold

Council Tax Band: A



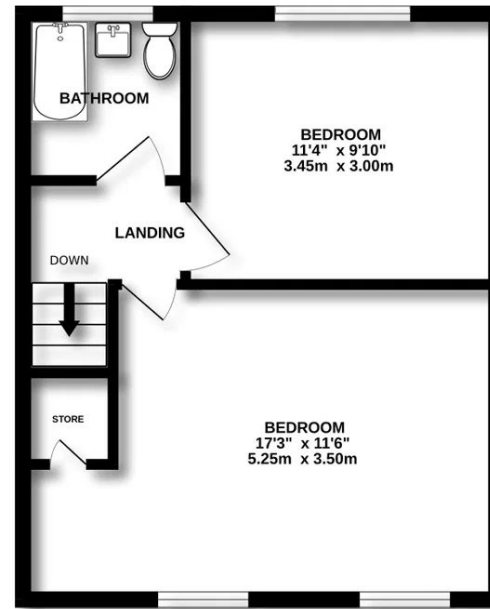
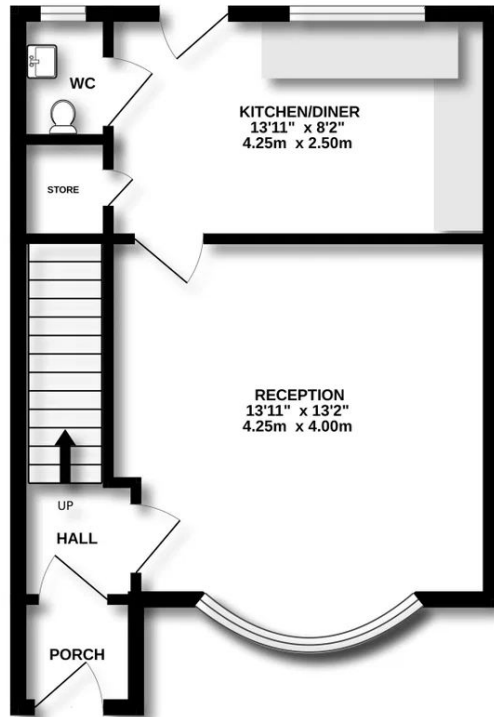




GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
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Ayre
O'Neill