



Yew Tree Road, Bebington

£220,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS

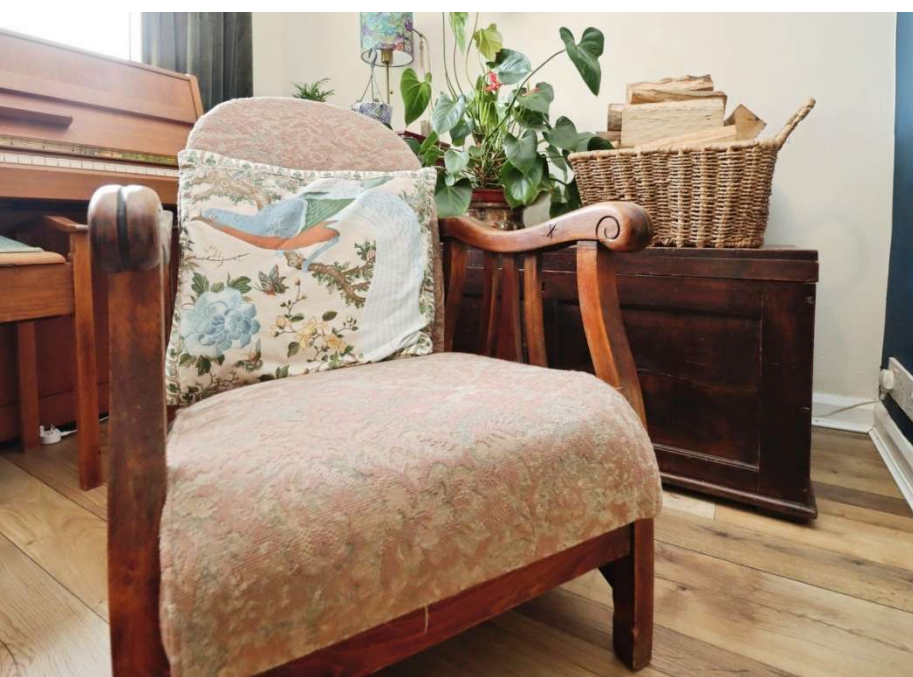




Don't be fooled by the frontage — this attractive terraced house is a masterclass in deceptive spaciousness, and it's ready and waiting for you to simply turn the key and move straight in. Whether you're a first-time buyer taking that exciting first step onto the ladder, or a growing family in search of room to breathe, this one deserves a place on your viewing list. Step through the hallway and into the heart of the home — a generous lounge that flows effortlessly through to the dining room, where double doors fling open to the garden beyond, blurring the line between indoors and out on those long summer evenings. Cosy up on cooler nights beside the feature fireplace, complete with a distressed oak mantle and a multi fuel stove that brings real warmth and character to the room. The fitted kitchen offers everything you need to get cooking, while a handy utility area keeps the shoes and wellies out of sight, and a downstairs WC adds that all-important practicality for busy family life. Upstairs, you'll find not two, but three double bedrooms — a rare find at this level and ideal for a growing household, home working, or simply spreading out. These are served by a modern three-piece bathroom, fitted with a shower over the bath and a shower screen to keep things splash-free. Outside, the rear garden is a genuine sun-trap thanks to its southerly aspect, with a patio area perfect for alfresco dining and an outhouse offering useful additional storage. And for families, the location is unbeatable — with local primary, secondary and grammar schools all within walking distance, the school run has never been so simple. This is a home that offers space, style and setting in equal measure. Early viewing comes highly recommended — properties like this don't hang around for long. Council tax band B. Freehold.



- Hallway**
10'11" (3.33m) x 7'8" (2.34m) Max
- Lounge Dining Room**
20'5" (6.22m) x 10'11" (3.33m)
- Kitchen**
10'8" (3.25m) x 7'8" (2.34m)
- Utility Area**
18'7" (5.66m) x 4'2" (1.27m)
- Downstairs WC**
5'2" (1.57m) x 2'11" (0.89m)
- Bedroom One**
17'11" (5.46m) x 12'0" (3.66m)
- Bedroom Two**
11'2" (3.4m) x 10'11" (3.33m)
- Bedroom Three**
9'1" (2.77m) x 10'11" (3.33m) Max
- Bathroom**
7'0" (2.13m) x 5'6" (1.68m)







GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, corridors, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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 is given to their operability or efficiency can be given.
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