



# Collingwood Road, Bebington

£180,000



**LESLEY HOOKS**  
ESTATE AGENTS





Offered for sale with no onward chain, this charming and deceptively spacious terraced home presents an excellent opportunity for first-time buyers, growing families and buy-to-let investors alike. Well maintained and ready to move straight into, the property combines character features with practical modern living. Upon entering, you are welcomed by a porch featuring an attractive mosaic tiled floor, leading through to the entrance hallway. The bright and inviting lounge benefits from a lovely bay window, creating a light-filled living space, while the separate dining room provides the perfect setting for family meals and entertaining, with double doors opening onto the rear courtyard. Open access from the dining room leads into the fitted kitchen, creating a sociable and functional layout. To the first floor, there are three well-proportioned bedrooms together with a modern three-piece bathroom suite, complete with a shower and glazed shower screen over the bath. Externally, the property enjoys an enclosed rear courtyard, offering a private and low-maintenance outdoor space to relax and unwind. Conveniently located within walking distance of local shops, reputable schools and Port Sunlight train station, this delightful home is ideally positioned for commuters and families seeking excellent local amenities. Early viewing is highly recommended to fully appreciate all that this attractive property has to offer. Council tax band A. Freehold.



**Porch**

3'8" (1.12m) x 4'4" (1.32m)

**Hallway**

12'0" (3.66m) x 4'4" (1.32m)

**Lounge**

13'4" (4.06m) Into Bay x 12'0" (3.66m)

**Dining Room**

14'5" (4.39m) x 10'3" (3.12m)

**Kitchen**

10'0" (3.05m) x 5'11" (1.8m)

**Bedroom One**

14'5" (4.39m) Into Bay x 10'4" (3.15m)

**Bedroom Two**

13'6" (4.11m) x 10'4" (3.15m)

**Bedroom Three**

9'7" (2.92m) x 5'11" (1.8m)

**Bathroom**

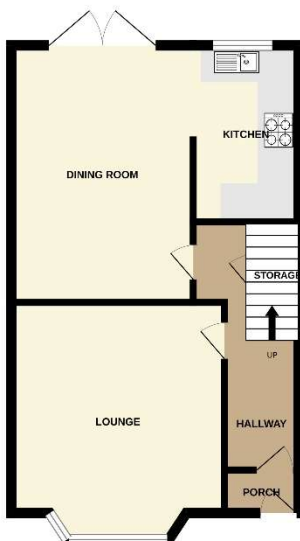
6'0" (1.83m) x 5'8" (1.73m)



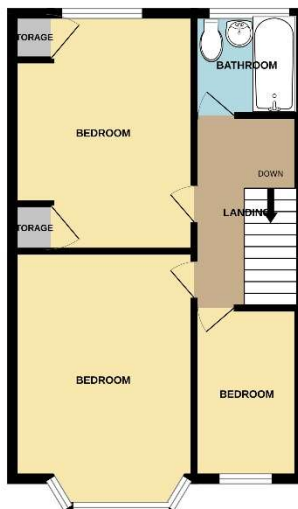




GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.8 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 errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as a guide to only prospective purchasers. The actual layout and appearance of the property may vary from that shown in this plan and no guarantee is made as to their operability or efficiency can be given.  
Made with floorplan 02025

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