



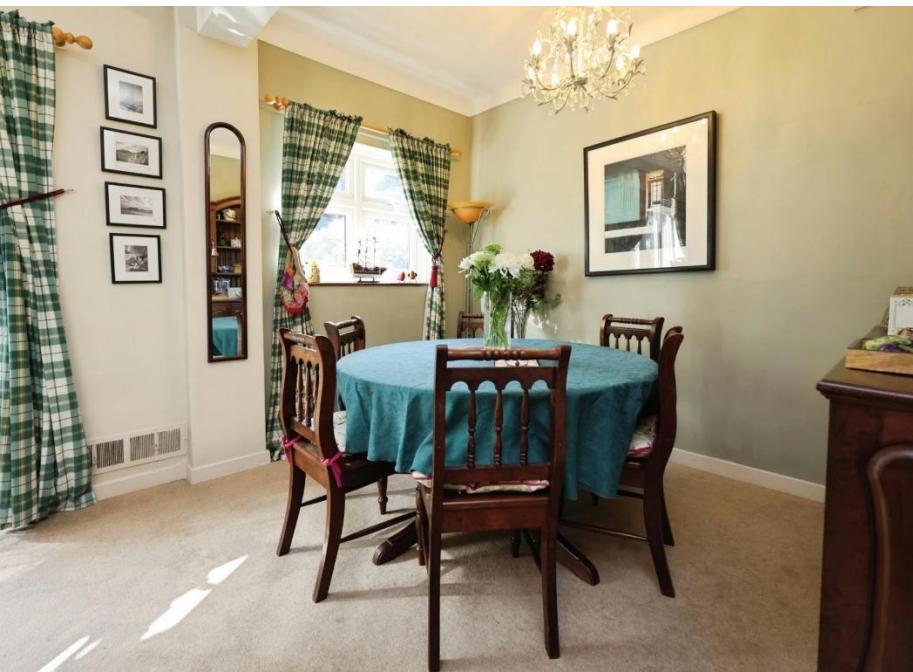
# Stanley Avenue, Higher Bebington

Offers Over £700,000



**LESLEY HOOKS**  
ESTATE AGENTS





Nestled on one of the most sought after roads in Higher Bebington, this impressive detached family home offers a wonderful blend of comfort, style, and practicality—perfect for modern family living. Upon entering, you'll find two spacious reception rooms, providing plenty of versatile space for relaxing with the family, entertaining guests, or indulging in hobbies. The well appointed kitchen makes home cooking a joy, whether it's bustling week night dinners or leisurely Sunday brunches. Boasting five generous bedrooms, this home ensures every family member has their own private haven. The master bedroom comes complete with a convenient en-suite, creating an inviting retreat at the end of the day. Bedroom two and three both feature built in wardrobes, making storage simple and keeping rooms clutter free. For those looking for something a little different, bedroom four offers a striking mezzanine floor—ideal for creative use as a quiet study, playroom, or cosy reading nook. The home is presented in good condition throughout, ready for you to add your personal touch and begin making happy memories from day one. Enjoy the outdoors in the south facing garden, where sun filled afternoons can be spent lounging, gardening, or hosting summer BBQ's. It's a wonderful space for children to play or simply to unwind after a long day. Located in a highly desirable area, this home is ideal for families seeking a balance of peaceful living within easy reach of local amenities and excellent schools. If you're searching for a home that ticks all the boxes, look no further—this delightful property on a much loved road in Higher Bebington could be your perfect match! Council tax band F. Freehold.

#### **Hallway**

7'5" (2.26m) x 17'8" (5.38m) Max

#### **Family Room**

19'1" (5.82m) Max x 19'1" (5.82m) Max

#### **Lounge**

13'8" (4.17m) x 9'11" (3.02m) Max

#### **Kitchen**

10'5" (3.18m) Max x 14'10" (4.52m)

#### **Downstairs WC**

2'10" (0.86m) x 4'8" (1.42m)

#### **Utility**

7'6" (2.29m) x 6'8" (2.03m)

#### **Bedroom One**

16'0" (4.88m) x 10'0" (3.05m)

#### **En Suite**

4'10" (1.47m) x 6'8" (2.03m)

#### **Bedroom Two**

10'6" (3.2m) x 13'2" (4.01m)

#### **Bedroom Three**

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

#### **Bedroom Four**

14'7" (4.45m) x 6'10" (2.08m)

#### **Bedroom Five**

7'11" (2.41m) x 9'7" (2.92m)

#### **Bathroom**

10'4" (3.15m) x 7'3" (2.21m)

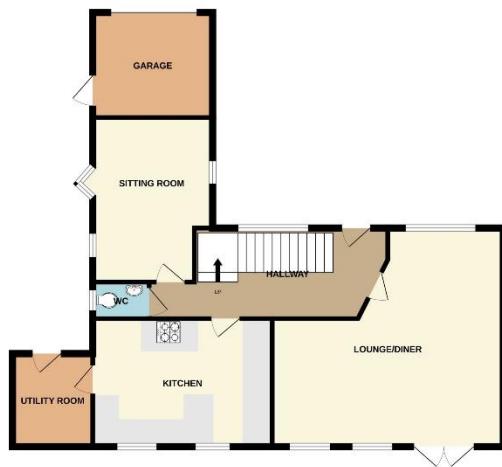
#### **Garage**

16'5" (5m) x 10'0" (3.05m)





GROUND FLOOR



1ST FLOOR



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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