



# Old Chester Road, Bebington

£240,000



**LESLEY HOOKS**  
ESTATE AGENTS





This detached corner plot home offers a fantastic opportunity for buyers looking to put their own stamp on a property. Set on a generous plot, the house is full of potential and is ready for refurbishment. The ground floor comprises a welcoming hallway, a comfortable lounge, a separate sitting room, and a dining room, providing plenty of space for both everyday living and entertaining. The kitchen completes the ground floor layout and offers scope to be redesigned to suit modern tastes.



To the first floor there are three well-proportioned bedrooms, along with a bathroom and a separate WC, adding practicality for family living. Externally, the property benefits from a garage, driveway and surrounding gardens. Ideally situated, the property is within walking distance of good local primary and secondary schools. Bebington train station is a five minute walk away and there are numerous bus routes nearby. The oval sports centre with all its leisure activities is also within walking distance. Motorway networks with links to Liverpool and Chester are a five minute drive away. Council tax band C. Freehold.

#### **Hallway**

13'9" (4.19m) x 5'11" (1.8m)

#### **Lounge**

11'11" (3.63m) x 12'0" (3.66m)

#### **Sitting Room**

13'5" (4.09m) x 10'6" (3.2m)

#### **Dining Room**

15'10" (4.83m) x 7'4" (2.24m)

#### **Kitchen**

10'4" (3.15m) x 7'6" (2.29m)

#### **Landing**

11'0" (3.35m) x 7'4" (2.24m)

#### **Bedroom One**

11'11" (3.63m) x 10'8" (3.25m)

#### **Bedroom Two**

13'5" (4.09m) x 10'6" (3.2m)

#### **Bedroom Three**

8'9" (2.67m) x 7'4" (2.24m)

#### **Bathroom**

5'3" (1.6m) x 7'3" (2.21m)

#### **Garage**

17'6" (5.33m) x 7'9" (2.36m)







GROUND FLOOR  
791 sq ft. (73.1 sq.m.) approx.

1ST FLOOR  
453 sq ft. (42.1 sq.m.) approx.



© 2014 ELLIS RICE LTD. 1044-0111 (1078851) 1000  
Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The information contained in this plan is not to be relied upon and no guarantee is given as to their accuracy or sufficiency and no claim can be given in respect of the same.

## Contact Us:

**0151 644 6000**

lesley@lesleyhooks.co.uk  
6 Church Road, Bebington,  
Wirral, Merseyside, CH63 7PH

**Disclaimer:** Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.