



# Teehey Lane, Bebington

£340,000



**LESLEY HOOKS**  
ESTATE AGENTS





This beautifully extended semi-detached home is perfect for a growing family and is truly ready to move straight into. Finished to a high standard throughout, the property benefits from uPVC double glazing, combi-fired gas central heating and stylish modern oak doors that give a warm, contemporary feel. The welcoming hallway leads through to a comfortable lounge and then into the real heart of the home – a superb open-plan kitchen and family room. With smart LVT flooring, a generous island unit and bi-fold doors opening directly onto the rear garden, this space is ideal for everyday family life and entertaining alike. The kitchen boasts under floor heating and is fully equipped with a range of integrated appliances, including a washing machine, dishwasher and microwave, along with a five-ring gas hob. A striking staircase with glass and oak balustrade leads to the first floor, where you'll find three good-sized bedrooms, all featuring fitted wardrobes, and a stylish, fully tiled three-piece family bathroom. The loft is partially boarded with velux windows. Externally, the property continues to impress. To the front there is a driveway providing off-road parking and access to the garage. To the rear lies a truly divine garden, complete with a composite timber decked seating area, fish pond and a beautiful barbecue hut – a perfect retreat to enjoy all year round. Ideally situated, this home is within easy walking distance of well-regarded primary, secondary and grammar schools, as well as a fantastic variety of shops and eateries just a couple of minutes away. A wonderful family home in a highly convenient location. Council tax band C. Freehold.

#### **Hallway**

16'2" (4.93m) Max x 6'3" (1.91m)

#### **Lounge**

12'6" (3.81m) Into Bay x 12'0" (3.66m)

#### **Open Plan Kitchen Family Room**

26'0" (7.92m) x 18'10" (5.74m)

#### **Bedroom One**

14'3" (4.34m) Into Bay x 11'2" (3.4m) Into Wardrobe Recess

#### **Bedroom Two**

11'4" (3.45m) x 12'4" (3.76m)

#### **Bedroom Three**

8'9" (2.67m) x 7'0" (2.13m)

#### **Bathroom**

6'2" (1.88m) x 5'10" (1.78m)

#### **Garage**

16'2" (4.93m) x 8'0" (2.44m)





GROUND FLOOR  
831 sq ft. (77.2 sq m.) approx.



1ST FLOOR  
460 sq ft. (42.7 sq m.) approx.



### Contact Us:

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TOTAL FLOOR AREA: 1291 sq ft. (119.9 sq m.) approx.  
Whilst every care has been made to ensure the accuracy of the floor plan, measurements are approximate and should be used as a guide only. Dimensions may not be accurate to within +/- 5%. Areas are calculated by computer program and may not reflect the true area of any room, corridor or staircase. This plan is for illustrative purposes only and should be used as such by any party to the sale. It is the responsibility of the buyer to have the dimensions checked by a surveyor and to have any necessary or otherwise to be given.

**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.