



# Merseyview, Higher Bebington

£190,000



**LESLEY HOOKS**  
ESTATE AGENTS







Tucked away in the sleepy old village of Higher Bebington, this delightful cottage is immaculately presented and ready to move straight into. Oozing charm and character throughout, the property also benefits from combi-fired gas central heating and uPVC double glazing to all windows bar one, offering a lovely balance of period features and modern comfort. The welcoming layout begins with a cosy lounge featuring an attractive display fireplace, creating a warm and inviting focal point. This leads through to a fitted kitchen with breakfast bar, ideal for casual dining, along with a utility room and a stylish three-piece shower room. Upstairs, there are two well-proportioned double bedrooms, with the main bedroom being a real standout thanks to its stunning Victorian-style roll-top bath. A separate WC completes the first floor. Outside, the cottage continues to impress with a good-sized gravelled garden to the front and a charming rear courtyard, perfect for relaxing outdoors. Ideally situated within easy reach of local shops, schools and transport links, this characterful home is offered for sale with no onward chain, making it an appealing and stress-free move. Council tax band A. Freehold.



#### **Lounge**

12'3" (3.73m) x 11'10" (3.61m)

#### **Kitchen Breakfast Room**

11'8" (3.56m) x 10'6" (3.2m)

#### **Utility**

5'8" (1.73m) x 6'2" (1.88m)

#### **Bathroom**

6'10" (2.08m) x 5'8" (1.73m)

#### **Bedroom One**

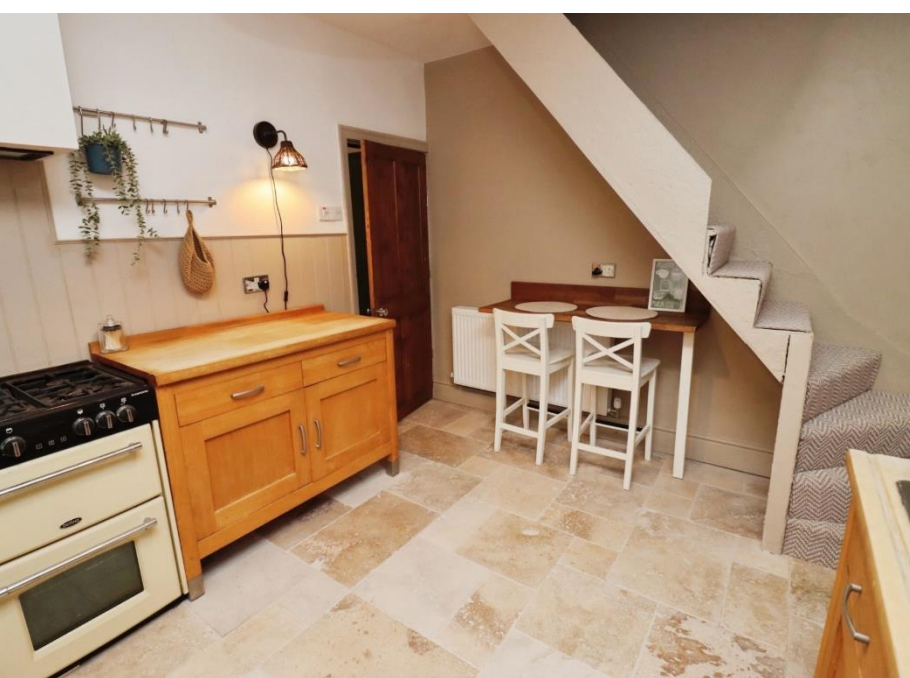
12'8" (3.86m) x 11'9" (3.58m)

#### **Bedroom Two**

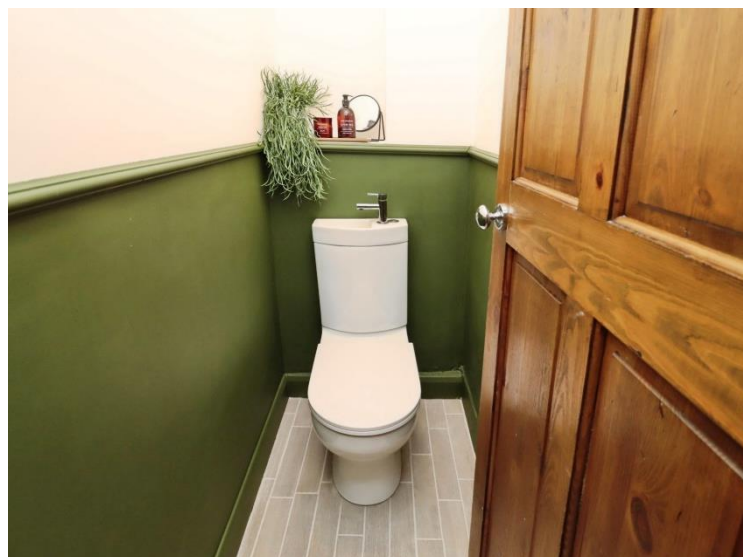
8'11" (2.72m) x 7'4" (2.24m)

#### **WC**

4'11" (1.5m) x 2'8" (0.81m)





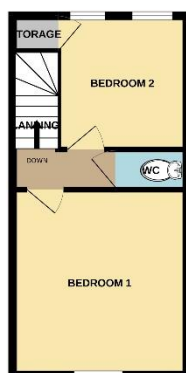






GROUND FLOOR  
365 sq.ft. (33.4 sq. m.) approx.

1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (60.5 sq.m.) approx.

\*These plans are provided for information only and are not intended to be used for any other purpose. The accuracy of the measurements and the information provided is not guaranteed. The plans are provided for information only and are not intended to be used for any other purpose. The accuracy of the measurements and the information provided is not guaranteed. The plans are provided for information only and are not intended to be used for any other purpose. The accuracy of the measurements and the information provided is not guaranteed.

## Contact Us:

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