



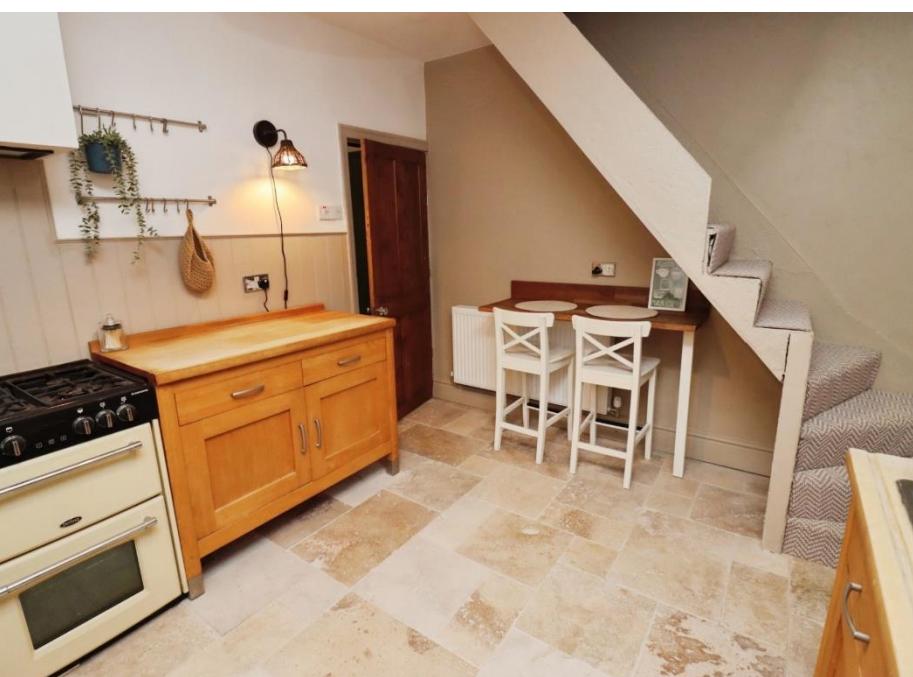
Merseyview, Higher Bebington

£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

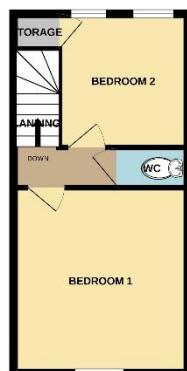
4'11" (1.5m) x 2'8" (0.81m)





GROUND FLOOR
360 sq.m. (32.4 sq.yds) approx.

1ST FLOOR
291 sq.m. (27.5 sq.yds) approx.



Contact Us:

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TOTAL FLOOR AREA: 651 sq.m. (69.5 sq.yds) approx.
Whilst every care has been taken to ensure the accuracy of the plan, measurements are approximate. No responsibility will be accepted for any inaccuracies. The plan is for guidance only and must not be relied upon as forming part of any contract. It is the responsibility of the buyer to satisfy themselves as to the correctness of any details and the plan must not be relied upon as forming part of any contract. The plan is the copyright of the vendor and may not be reproduced without their written permission.

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