



Elmure Avenue, Bebington

£270,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming semi-detached home, offering versatile and well presented living space perfect for families or first-time buyers alike. Upon entering, you are welcomed by a hallway that leads through to a cosy lounge, perfect for relaxing evenings, along with a separate sitting room providing additional living or entertaining space. The heart of the home is the stunning kitchen dining room, beautifully finished with sleek quartz worktops and offering plenty of space for family meals and social gatherings. A useful utility area adds to the practicality of the layout.

To the first floor the property boasts three well proportioned bedrooms. the three piece family bathroom completes the accommodation. Externally, the property benefits from a driveway with shared access and a generous rear garden, ideal for outdoor dining, gardening, or enjoying time with family and friends. Situated in a popular residential area, the property is within walking distance of local primary, secondary and grammar schools. Higher Bebington parade with all its shops and amenities is a five minute walk away. Motorway networks with links to Liverpool and Chester are a five minute drive away. Freehold. Council tax band B. EPC rating D.



Hallway

12'0" (3.66m) x 5'11" (1.8m)

Lounge

12'2" (3.71m) Into Bay x 10'3" (3.12m)

Sitting Room

11'11" (3.63m) x 10'3" (3.12m)

Kitchen Dining Room

11'9" (3.58m) x 15'10" (4.83m)

Downstairs WC

5'2" (1.57m) x 2'4" (0.71m)



Landing

8'7" (2.62m) x 5'10" (1.78m)

Bedroom One

12'3" (3.73m) Into Bay x 8'7" (2.62m) To Wardrobe

Bedroom Two

11'10" (3.61m) x 8'7" (2.62m) To Wardrobe

Bedroom Three

6'11" (2.11m) x 5'10" (1.78m)

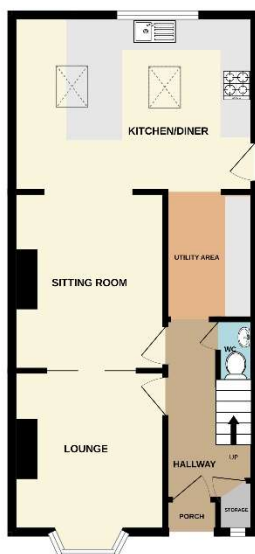
Bathroom

6'10" (2.08m) x 5'10" (1.78m)

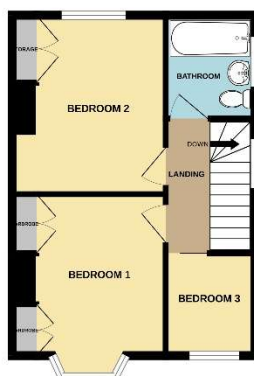




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Us:

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Notes: Energy performance has been calculated in accordance with the provisions of the Energy Performance of Buildings Regulations 2007. The energy performance of the building is expressed as a rating from A to G, where A is the most energy efficient and G is the least energy efficient. The energy performance of the building is expressed as a rating from A to G, where A is the most energy efficient and G is the least energy efficient. The energy performance of the building is expressed as a rating from A to G, where A is the most energy efficient and G is the least energy efficient.

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 of 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.