



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)

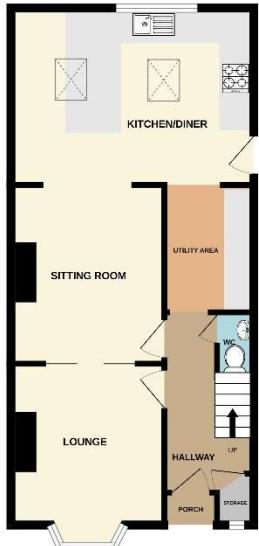
Bathroom

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	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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