



Higher Bebington Road, Bebington

£290,000



LESLEY HOOKS
ESTATE AGENTS





Light, airy and utterly ready to walk straight into, this simply delightful semi-detached home is one of those rare finds that ticks every single box — and then some. From the moment you step through the front door, you're greeted by a welcoming hallway with a stained glass window and gorgeous wood block flooring that sets the tone perfectly for everything that follows. The lounge is a real show stopper — flooded with natural light through its beautiful bay window and centred around a characterful feature fireplace that gives the room real heart and soul. Flowing effortlessly through sliding doors, the dining room continues the theme with its own feature fireplace and the most wonderful double doors that open out to the garden, creating that seamless inside-outside living that we all dream of. There's also a charming morning room — complete with a traditional ceiling clothes pulley, a nod to the home's lovely character — and a fitted kitchen that works perfectly well as it is, while offering an exciting blank canvas for anyone who fancies putting their own stamp on things in time. Upstairs, three generously proportioned bedrooms all benefit from fitted wardrobes, while a stylish two-piece bathroom with shower over the bath and a separate WC ensure the morning routine runs without a hitch. Outside, a driveway to the front provides handy off-road parking, while to the rear, the garden is simply lovely — with a patio area perfect for alfresco dining, a timber garden shed, and a fantastic open aspect that you really must see for yourself. The location? Absolutely spot on. Within easy walking distance of local primary, secondary and grammar schools, with an array of shops close to hand, this is the kind of address that suits every stage of life beautifully. With the added reassurance of uPVC double glazing and combi-fired gas central heating throughout, this truly is a home that's ready and waiting. We expect significant interest — early viewing comes very highly recommended. No onward chain. Council tax band C. Freehold.



Hallway

15'7" (4.75m) x 6'2" (1.88m)

Lounge

14'7" (4.45m) Into Bay x 11'8" (3.56m)

Dining Room

15'0" (4.57m) x 10'11" (3.33m)

Morning Room

8'6" (2.59m) x 6'10" (2.08m)

Kitchen

14'8" (4.47m) x 6'10" (2.08m)

Bedroom One

14'6" (4.42m) Into Bay x 10'11" (3.33m)

Bedroom Two

12'6" (3.81m) x 10'7" (3.23m)

Bedroom Three

8'6" (2.59m) x 6'11" (2.11m)

Bathroom

7'0" (2.13m) x 5'1" (1.55m)

Separate WC

3'11" (1.19m) x 2'6" (0.76m)







GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.0 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the floor plans and measurements, the measurements of areas, walls, fixtures and fittings are not guaranteed. The purchaser should verify the measurements and areas shown on the floor plans and measurements before purchase. The purchaser should also verify the measurements and areas shown on the floor plans and measurements before purchase. The purchaser should also verify the measurements and areas shown on the floor plans and measurements before purchase.

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