



Trafalgar Drive, Bebington

£210,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this stunning and well presented terrace home, perfectly combining style, comfort, and practicality. Upon entering, you are greeted by a welcoming hallway leading to a cosy lounge, complete with a charming log burning stove, perfect for relaxing evenings. The dining room offers a generous space for entertaining, flowing seamlessly into a modern kitchen.

To the first floor you will find three well proportioned bedrooms and a stylish three-piece bathroom, thoughtfully designed with contemporary finishes. Outside, a delightful southerly facing courtyard provides a sunny, private retreat for dining, relaxing, or enjoying a morning coffee. Ideally located in a popular residential area, this home is just a short walk from local shops, schools, and a range of amenities. Excellent transport links are on your doorstep, with rail and bus routes just a five minute stroll away and motorway connections providing easy access to Liverpool and Chester within minutes. A beautiful home in a fantastic location, ready to move into and enjoy! Freehold. Council Tax Band A.



Hallway

20'0" (6.1m) Max x 4'11" (1.5m) Max

Lounge

13'3" (4.04m) Into Bay x 11'8" (3.56m) Max

Dining Room

14'9" (4.5m) x 10'2" (3.1m)

Kitchen

16'11" (5.16m) x 6'10" (2.08m) Max

Landing

11'8" (3.56m) x 5'10" (1.78m)

Bedroom One

13'10" (4.22m) Into Bay x 10'4" (3.15m) Max

Bedroom Two

14'3" (4.34m) x 10'2" (3.1m)

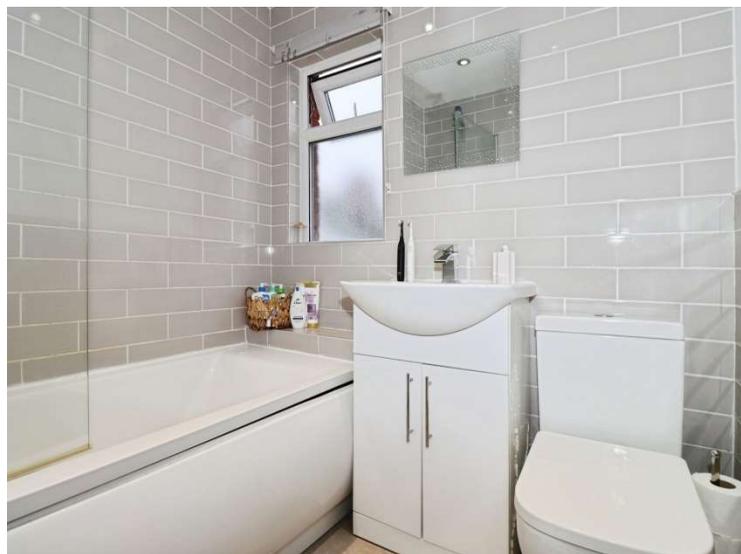
Bedroom Three

7'10" (2.39m) x 5'10" (1.78m)

Bathroom

6'5" (1.96m) x 5'10" (1.78m)



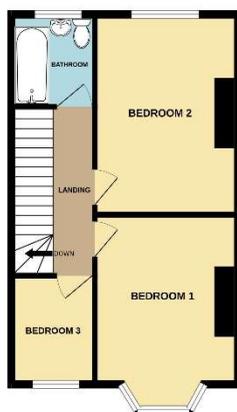




GROUND FLOOR
490 sq. ft. (45.5 sq.m.) approx.



1ST FLOOR
420 sq. ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.1 sq.m.) approx.
These floor plans are for information only and do not constitute an offer of a property. The floor plans are for information only and do not constitute an offer of a property. The floor plans are for information only and do not constitute an offer of a property. The floor plans are for information only and do not constitute an offer of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.