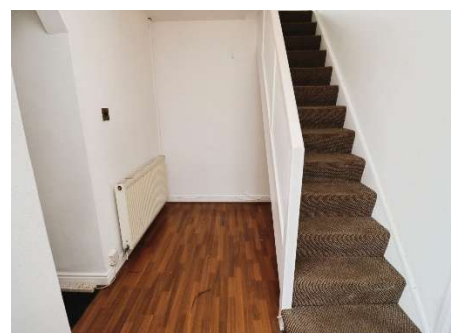




Lime Avenue, Bebington

£180,000



LESLEY HOOKS
ESTATE AGENTS





Don't let the frontage fool you — step inside and you'll quickly appreciate just how much space this deceptively generous terraced home has to offer. Yes, it could benefit from a little freshening up cosmetically, but for those with an eye for potential, the bones here are excellent and the opportunity is a very exciting one. The ground floor flows beautifully, from the welcoming entrance hallway through to the comfortable lounge dining room — a brilliant sociable space — and on to the kitchen beyond. A real bonus is the side utility area, complete with a downstairs WC, which adds a level of practicality that so many buyers are looking for today. Upstairs, three genuinely good-sized bedrooms await, each thoughtfully fitted with wardrobes — a touch that makes day-to-day living that little bit easier. The three-piece bathroom completes the upper floor arrangement. The rear garden is a lovely surprise — generous in size with a patio area perfect for those warmer months, whether you're entertaining or simply enjoying a quiet moment outside. Throughout, uPVC double glazing keeps things cosy and quiet, while the combi gas central heating ensures the home is warm and efficient year-round. The location? Quite simply, hard to beat. Walk the children to primary, secondary or grammar school — all within easy reach — and for the commuters, the motorway network is just a couple of minutes away by car. A cracking opportunity at a sensible price. Early viewing is very much recommended. Let me know if you'd like it tweaked — shorter, warmer, or with a different emphasis. Council tax band B. Freehold.



Hallway
12'3" (3.73m) x 6'6" (1.98m)
Lounge Dining Room
20'4" (6.2m) x 10'10" (3.3m)
Kitchen
11'0" (3.35m) x 9'1" (2.77m)
Utility Area
18'4" (5.59m) x 4'0" (1.22m)
WC
5'2" (1.57m) x 3'0" (0.91m)



Bedroom One
17'11" (5.46m) x 12'1" (3.68m)
Bedroom Two
11'0" (3.35m) x 10'9" (3.28m)
Bedroom Three
9'2" (2.79m) x 10'10" (3.3m) Max
Bathroom
7'2" (2.18m) x 5'6" (1.68m)





GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan set out here, measurements of these details, views and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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