



Beechway, Bebington

£270,000



LESLEY HOOKS
ESTATE AGENTS





Set on a generous plot in the heart of Bebington, this deceptively spacious semi-detached home offers far more than first meets the eye. Ready to move into and perfectly liveable, it also presents an exciting opportunity for a new owner to add their own style with some light aesthetic updating. The property benefits from uPVC double glazing and combi-fired gas central heating, with well-balanced accommodation throughout. The layout briefly comprises a welcoming hallway, a cosy lounge with feature fireplace, a comfortable sitting room with sliding patio doors opening onto the garden, a separate dining room, and a kitchen to the rear. Upstairs, there are three generous bedrooms, along with a practical wet room and a separate WC. Externally, the home continues to impress. To the front there is a driveway providing off-road parking, while to the rear you'll find a lovely, good-sized garden with a patio area—ideal for relaxing or entertaining. There is also the added bonus of a smaller side garden. Ideally located, the property is within easy walking distance of local primary, secondary and grammar schools, as well as shops and excellent transport links, making it a superb choice for families and commuters alike. Council tax band C. Freehold



Hallway

15'5" (4.7m) x 6'5" (1.96m)

Downstairs WC

4'10" (1.47m) x 2'9" (0.84m)

Lounge

13'7" (4.14m) Into Bay x 11'8" (3.56m)

Sitting Room

12'11" (3.94m) x 9'10" (3m)

Dining Room

9'7" (2.92m) x 8'3" (2.51m)

Kitchen

8'8" (2.64m) x 8'8" (2.64m)

Bedroom One

13'10" (4.22m) Into Bay x 11'11" (3.63m)

Into Wardrobe Recess

Bedroom Two

12'10" (3.91m) x 10'9" (3.28m) Into

Wardrobe Recess

Bedroom Three

8'5" (2.57m) x 6'5" (1.96m)

Wet Room

7'4" (2.24m) x 5'5" (1.65m)

Separate WC

4'6" (1.37m) x 2'2" (0.66m)

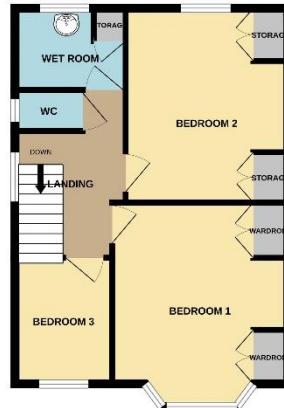




GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



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TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.
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