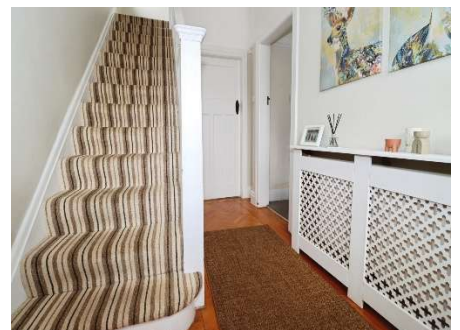




# Fieldway, Higher Bebington

£300,000



**LESLEY HOOKS**  
ESTATE AGENTS





Perfectly positioned in the heart of ever-popular Higher Bebington, this beautifully presented semi-detached home offers spacious and versatile accommodation ideal for modern family living. Enjoying a sought-after location within walking distance of highly regarded primary, secondary and grammar schools, along with excellent local amenities and transport links, this is a property that truly ticks all the boxes. Upon entering, you are welcomed by a bright and inviting hallway leading through to a comfortable sitting room, perfect for relaxing evenings. Undoubtedly the heart of the home is the stunning open plan kitchen, dining and lounge area, thoughtfully designed to create a sociable and stylish living space ideal for both everyday family life and entertaining alike.

To the first floor you will find three well-proportioned bedrooms together with a modern four piece family bathroom. Externally, the property continues to impress. To the front there is a driveway providing off road parking, whilst to the rear lies a delightful south westerly facing garden, enjoying sunshine throughout much of the day. A patio seating area provides the perfect spot for outdoor dining and entertaining, complemented by a versatile office/gym room and a useful store room. The location is exceptionally convenient with a small but varied selection of shops just around the corner and a wider range of amenities available within a five minute walk in Higher Bebington. Excellent motorway networks connecting Liverpool and Chester are also only a five minute drive away, making this an ideal choice for commuters. Freehold. Council tax band C.



**Hallway**

11'5" (3.48m) x 6'3" (1.91m)

**Lounge**

14'2" (4.32m) x 11'6" (3.51m)

**Open plan kitchen, dining room and lounge**

19'7" (5.97m) Max x 19'7" (5.97m) Into Bay

**Store room**

13'11" (4.24m) x 7'2" (2.18m)

**Landing**

8'5" (2.57m) x 7'5" (2.26m)

**Bedroom One**

14'4" (4.37m) Into Bay x 11'4" (3.45m)

**Bedroom Two**

14'8" (4.47m) x 10'4" (3.15m) Max

**Bedroom Three**

8'7" (2.62m) x 6'6" (1.98m)

**Bathroom**

7'11" (2.41m) x 7'3" (2.21m)

**Office/gym room**

9'1" (2.77m) x 13'0" (3.96m)





