



Quarry Avenue, Bebington

£240,000



LESLEY HOOKS
ESTATE AGENTS





This immaculate semi-detached home is ready for you to move straight into and enjoy from day one. Warm and welcoming throughout, the property benefits from uPVC double glazing and combi-fired gas central heating. The well-planned layout begins with a hallway leading to a cosy lounge featuring a fireplace and attractive bay window, while the dining room also boasts a fireplace and has a door opening out to the garden – perfect for everyday living and entertaining. Completing the ground floor is a fitted kitchen with ample storage and workspace. Upstairs, you'll find three good-sized bedrooms along with a stylish three-piece shower room finished to a high standard. To the rear, the delightful garden offers a pleasant patio area ideal for relaxing, along with a useful brick-built out house for additional storage or hobbies. Ideally situated, the property is within easy walking distance of local primary, secondary and grammar schools. Port Sunlight train station is just a ten-minute walk away, and a wide range of shops and amenities can be found close by, making this a wonderful home in a convenient and sought-after location. Council tax band B. Freehold.

Hallway

15'9" (4.8m) x 5'10" (1.78m)

Lounge

13'5" (4.09m) Into Bay x 12'6" (3.81m)

Dining Room

12'6" (3.81m) x 10'11" (3.33m)

Kitchen

8'11" (2.72m) x 7'4" (2.24m)

Bedroom One

13'5" (4.09m) Into Bay x 11'3" (3.43m)

Bedroom Two

12'7" (3.84m) x 11'3" (3.43m)

Bedroom Three

9'4" (2.84m) x 7'3" (2.21m)

Bathroom

7'3" (2.21m) x 6'4" (1.93m)





GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no liability can be accepted for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and estate agent accept no responsibility for any error, omission or inaccuracy and no guarantee is given as to their general or efficiency can be given.
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