



# Yew Tree Road, Bebington

£250,000



**LESLEY HOOKS**  
ESTATE AGENTS





This charming terraced home offers flexible and spacious accommodation, perfect for modern family living. Upon entering the property, you are welcomed by a hallway that leads to a convenient downstairs WC. The heart of the home is the inviting lounge/dining room, a lovely open space ideal for both relaxing and entertaining. The kitchen provides ample workspace and storage, with a practical utility area adding further convenience. To the rear of the property, a versatile sitting room offers additional living space that could easily be used as a family room, playroom, home office, or snug depending on your needs.

To the first floor, the property features four well-proportioned bedrooms along with a stylish family bathroom. Outside, the home benefits from a generous south westerly facing garden, perfect for enjoying afternoon and evening sunshine. It provides a wonderful outdoor space for entertaining, gardening, or simply relaxing. Ideally situated in a popular residential area the property is within walking distance of local primary, secondary and grammar schools. There is a good selection of shops just a five minute walk away. Motorway networks with links to Liverpool and Chester are a couple of minutes drive away. Freehold. Council Tax Band B.



**Hallway**

11'1" (3.38m) x 7'7" (2.31m) Max

**Downstairs WC**

8'3" (2.51m) x 2'9" (0.84m)

**Lounge/Dining Room**

20'5" (6.22m) x 10'10" (3.3m)

**Kitchen**

10'5" (3.18m) Max x 10'11" (3.33m)

**Utility Area**

17'10" (5.44m) x 3'11" (1.19m)

**Sitting Room**

15'11" (4.85m) x 6'0" (1.83m)

**Landing**

3'1" (0.94m) x 10'5" (3.18m)

**Bedroom One**

11'2" (3.4m) x 10'10" (3.3m)

**Bedroom Two**

9'0" (2.74m) x 11'11" (3.63m)

**Bedroom Three**

8'11" (2.72m) Max x 10'10" (3.3m) Max

**Bedroom Four**

8'7" (2.62m) x 7'11" (2.41m)

**Bathroom**

5'4" (1.63m) x 7'0" (2.13m)







GROUND FLOOR  
590 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.2 sq.m.) approx.

We for every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, stairs and any other items are approximate. We do not accept any liability for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any proposed purchase. The location, names and addresses of these items have been taken from the best available information and are not intended to be a guarantee as to their availability or otherwise can be given. Notes with Reference 12008.

**Contact Us:**

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