



Wirral Gardens, Bebington

£300,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the ever-popular Wirral Gardens, this beautifully extended semi-detached home is the complete package — and we think it's going to cause quite a stir. Generously proportioned and thoughtfully laid out, this is the kind of home that ticks every box and then some. Benefitting from uPVC double glazing and combi-fired gas central heating, it is as practical as it is impressive. Step inside via the welcoming porch and into the hallway, where the tone is immediately set for the rest of this fabulous home. The spacious lounge is perfect for relaxing evenings in, and double doors open seamlessly into the sitting room — a wonderfully versatile second reception space that enjoys a real sense of connection with the outdoors, thanks to sliding patio doors that lead directly out to the garden. Whether you're hosting a summer gathering or simply enjoying a quiet morning coffee, this room is somewhere you will want to spend your time. The real showstopper, however, is the kitchen dining room — a proper hub of the home. Complete with a stylish island unit that's ideal for casual dining or entertaining, and with a door through to the garage for added practicality, this is a space that will truly inspire. Head upstairs and you will find three good-sized bedrooms, each offering comfortable and flexible accommodation to suit a variety of buyers. The family bathroom is a real treat — a stylish three-piece suite with a shower and shower screen over the bath, combining practicality with a touch of everyday luxury. Outside, the property continues to impress. To the front, a driveway provides convenient off-road parking, while to the rear, the lovely private garden offers a wonderful escape from the everyday, with a patio area that's just waiting for your garden furniture and a glass of something cold. And the location? Simply superb. Within easy walking distance of local shops, well-regarded schools and excellent transport links, this home truly has it all. We have a feeling viewings will go quickly on this one — so don't hang about! Council tax band C. Freehold.



Porch

8'2" (2.49m) x 3'8" (1.12m)

Hallway

11'3" (3.43m) x 6'9" (2.06m)

Lounge

11'3" (3.43m) x 12'8" (3.86m)

Sitting Room

18'6" (5.64m) x 10'11" (3.33m)

Kitchen Dining Room

19'6" (5.94m) x 12'2" (3.71m) Max

Bedroom One

11'4" (3.45m) x 11'5" (3.48m)

Bedroom Two

10'9" (3.28m) x 14'0" (4.27m)

Bedroom Three

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

Bathroom

6'6" (1.98m) x 6'1" (1.85m)

Garage

16'5" (5m) x 9'4" (2.84m)







GROUND FLOOR
1838 sq.ft. (171.9 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan, measurements of space, volume, room and any other details are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should be used as a guide only for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee is to be given. Made with MyPlan 6/2020

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