



Edgemoor Close, Beechwood

£150,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this newly refurbished home offering light, airy and well-proportioned accommodation throughout, a fantastic opportunity for families, first-time buyers, and those looking to simply move straight in without lifting a finger. The entrance hallway is welcoming and well-presented, with a useful downstairs WC conveniently positioned off the hall, a practical addition for any busy household. The kitchen has been fitted with contemporary units and offers a good amount of worktop and storage space, making it a functional and attractive space for everyday use. The lounge is comfortable and well-lit, benefiting from a good level of natural light and providing a relaxed space for family life.

To the first floor, three well-proportioned bedrooms provide flexible accommodation to suit a variety of needs, whether that's growing families, a home office, or a guest room. The stylish three-piece family bathroom completes the layout. To the rear of the property is a southerly facing low-maintenance garden, providing a pleasant private outdoor space that's easy to manage and ideal for those who want to enjoy their outside space without the upkeep. Situated in a popular residential area within walking distance of local shops, schools and transport links, and with motorway access just a short drive away, the location is as practical as it is convenient. No onwards chain. Freehold. Council tax band A.



Hallway
10'9" (3.28m) x 7'0" (2.13m) Max

Downstairs WC
4'8" (1.42m) x 3'9" (1.14m)

Kitchen
10'3" (3.12m) x 9'8" (2.95m)

Lounge
15'4" (4.67m) x 17'1" (5.21m)

Landing
8'10" (2.69m) x 3'6" (1.07m)

Bedroom One
10'8" (3.25m) x 9'11" (3.02m) Max

Bedroom Two
12'2" (3.71m) Max x 9'6" (2.9m)

Bedroom Three
9'2" (2.79m) x 7'3" (2.21m)

Bathroom
7'8" (2.34m) x 6'2" (1.88m)

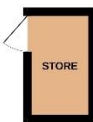
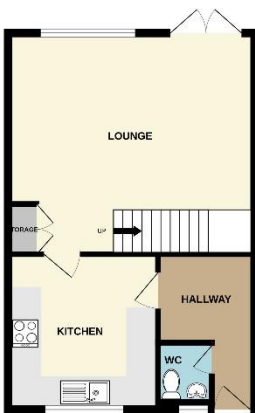






GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. The buyer should verify the accuracy of the floor plan and take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.

Contact Us:

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.