



# Rowan Court, Higher Bebington

£150,000



**LESLEY HOOKS**  
ESTATE AGENTS





Well, well, well — tucked away in the corner like a hidden treasure just waiting to be discovered, this deceptively spacious ground floor flat is about to blow your socks off! Ready to move straight into and finished to a lovely modern standard, this is one of those properties you simply have to see to appreciate — and trust us, you'll want to see it fast! Fitted with uPVC double glazing and electric heating throughout, the accommodation is as comfortable as it is stylish. Step inside and you're immediately greeted by a generous hallway — and not just any hallway, but one with not one, not two, but three built-in storage cupboards, because nobody has ever complained about having too much storage! From there, the open plan kitchen and lounge is a real showstopper, centred around a gorgeous media wall with a feature inbuilt fireplace — the kind of space that looks like it belongs in a glossy magazine and feels like home the moment you walk in. Both bedrooms are well proportioned, with the main bedroom treating itself to its very own en-suite shower room — a little luxury that makes all the difference on a busy morning. There's also a smart three-piece bathroom serving the rest of the flat, and parking to the rear takes care of the practicalities. And the location? Absolutely spot on. Perfectly positioned just a few seconds' stroll from bus routes and all the wonderful shops and eateries that Teehey Lane has to offer — this is convenient living at its very best. Tucked away but never out of the loop — this one really does have it all. Call us now before someone else snaps it up! Council tax band B. Leasehold.



**Hallway**

18'8" (5.69m) Max x 10'1" (3.07m) Max

**Open Plan Lounge & Kitchen**

24'8" (7.52m) x 12'0" (3.66m) Max

**Bedroom One**

15'2" (4.62m) Max x 8'9" (2.67m)

**Bedroom Two**

11'8" (3.56m) Into Wardrobe Recess x 8'0" (2.44m)

**Bathroom**

6'10" (2.08m) x 7'2" (2.18m)



