



Shallmarsh Road, Higher Bebington

£250,000



LESLEY HOOKS
ESTATE AGENTS





This light and airy semi-detached home offers well-proportioned accommodation throughout and is ideally suited to first time buyers, growing families or those looking to downsize. Step inside to a welcoming hallway, leading through to a generous lounge/dining room, perfect for everyday living or entertaining. The kitchen offers plenty of scope to add your own stamp.

Upstairs you will find three good sized bedrooms and a family bathroom. Outside, a driveway provides off-road parking, while the garden gives you space to relax, entertain and enjoy al fresco dining. 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 five minutes walk away in Higher Bebington. Motorway networks with links to Liverpool and Chester are a five minute drive away. Freehold, Council tax band B.



Hallway

11'2" (3.4m) x 5'9" (1.75m)

Lounge/dining room

22'7" (6.88m) x 10'10" (3.3m)

Kitchen

12'7" (3.84m) x 6'4" (1.93m)

Landing

7'11" (2.41m) x 5'9" (1.75m)

Bedroom One

11'3" (3.43m) x 10'10" (3.3m)

Bedroom Two

10'11" (3.33m) x 10'3" (3.12m)

Bedroom Three

7'10" (2.39m) x 5'9" (1.75m)

Bathroom

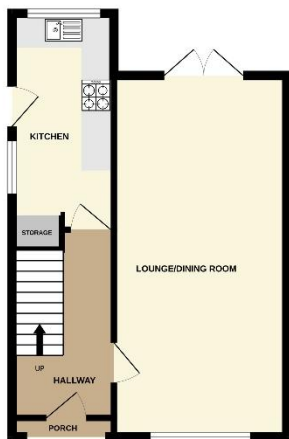
6'1" (1.85m) x 6'4" (1.93m)



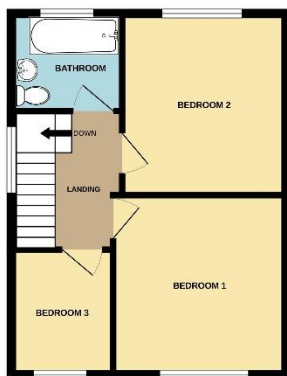




GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, we do not warrant, measurements of floor area, window, rooms and any other items, are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given that their operation or efficiency can be guaranteed.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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