



# Silverdale Road, Bebington

£1,100 PCM



**LESLEY HOOKS**  
ESTATE AGENTS





This superb, fully renovated and deceptively spacious three bedroom semi-detached home is offered to rent and available for immediate occupation. Presented to an exceptional standard throughout, this wonderful property is ready to simply move straight into — ideal for the discerning tenant seeking quality, comfort and convenience all under one roof. Boasting the benefit of uPVC double glazing and combi-fired gas central heating, the property has been thoughtfully updated to offer modern, energy-efficient living. The beautifully planned accommodation briefly comprises an entrance porch and welcoming hallway, a bright and airy lounge, a separate dining room perfect for family entertaining, and a stunning newly fitted kitchen complete with oven and four-ring gas hob — a real delight for those who love to cook! To the first floor, three generously proportioned bedrooms await, with the impressive main bedroom benefitting from fitted sliding wardrobes — a real touch of luxury. Completing this level is a newly fitted three piece bathroom, finished to a high specification and sure to impress. And there`s more! Rising to the second floor, a versatile loft room offers endless possibilities — a home office, playroom or teenage retreat, the choice is yours! To the rear, prepare to be charmed by a delightful garden with patio area — a wonderful space for al fresco dining, relaxing evenings or watching the children play. Perfectly positioned, this outstanding home sits within easy walking distance of local shops, schools and transport links, making the daily routine an absolute breeze. Early viewing is strongly recommended — a property of this calibre, at this standard, simply will not be available for long. Call today to arrange your viewing and avoid disappointment! Council tax band B. EPC rating tbc



**Porch**

3'3" (0.99m) x 5'8" (1.73m)

**Hallway**

12'2" (3.71m) x 5'8" (1.73m)

**Lounge**

14'7" (4.45m) Into Bay x 11'10" (3.61m)

**Dining Room**

13'6" (4.11m) x 10'7" (3.23m)

**Kitchen**

10'5" (3.18m) x 6'11" (2.11m)

**Bedroom One**

16'1" (4.9m) Into Bay x 10'7" (3.23m) Into Wardrobe  
Recess

**Bedroom Two**

12'3" (3.73m) x 11'9" (3.58m)

**Bedroom Three**

10'0" (3.05m) x 7'2" (2.18m)

**Bathroom**

6'3" (1.91m) x 5'11" (1.8m)

**Loft Room**

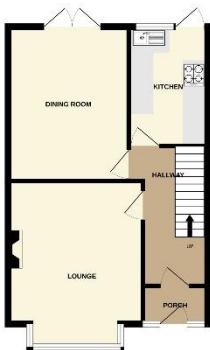
17'11" (5.46m) x 12'11" (3.94m)







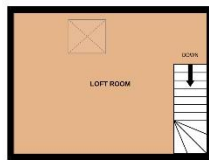
GROUND FLOOR  
465 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, appliances and apparatus shown here have been listed and no guarantee as to their operability or efficiency can be given.  
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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.