



Village Mews, Higher Bebington

£260,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away in a peaceful cul-de-sac in ever-popular Higher Bebington, this modern town house is the kind of find that has buyers reaching for their phone before they've even finished the viewing. Spread over three well-planned floors and offered with no onward chain, this one is genuinely ready for you to pop the kettle on and settle straight in. Step through the front door and into the hallway, your calm, welcoming introduction to the home, before the space opens out into a lovely lounge that flows effortlessly into the fitted kitchen. It's a sociable, easy-living layout, ideal whether you're cooking up a Sunday roast or just fancy a natter while the kettle's on. A handy utility room takes care of the washing machine and wellies, and there's a downstairs WC too, because nobody wants to be sending visitors upstairs. Head up to the first floor and you'll find three good-sized bedrooms, plenty of room for family, guests, or that home office you've been promising yourself, along with a stylish three piece family bathroom. But save some energy for the top floor, because this is where the house really shows off. The second floor is given over entirely to a master suite that wouldn't look out of place in a boutique hotel, complete with its own walk-in wardrobe (yes, really) and a three piece en-suite shower room. Your own private retreat, tucked right up at the top of the house. Outside, there's a driveway to the front offering handy off-road parking, and a paved garden to the rear, low maintenance and ready for a bit of alfresco dining once the sun makes an appearance. And with local shops, schools and transport links all within walking distance, you've got everything you need right on your doorstep, while still enjoying that sleepy, tucked-away cul-de-sac feel. Chain-free, move-in ready, and in a location that ticks every box. Council tax band C. Freehold.

Hall

5'11" (1.8m) x 4'5" (1.35m)

Lounge

14'9" (4.5m) x 12'10" (3.91m) Max

Kitchen

12'4" (3.76m) Max x 9'6" (2.9m)

Utility Room

6'11" (2.11m) x 5'5" (1.65m)

Downstairs WC

5'11" (1.8m) x 3'5" (1.04m)

Bedroom Two

12'0" (3.66m) x 8'10" (2.69m) Max

Bedroom Three

9'5" (2.87m) x 9'0" (2.74m) Into Wardrobe Recess

Bedroom Four

8'8" (2.64m) Max x 6'11" (2.11m)

Bathroom

6'9" (2.06m) x 5'11" (1.8m)

Master Bedroom Suite

24'2" (7.37m) Max x 11'1" (3.38m) Max

Walk in Wardrobe

6'2" (1.88m) x 4'9" (1.45m)

En-Suite

7'6" (2.29m) x 5'9" (1.75m)

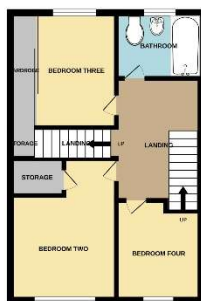




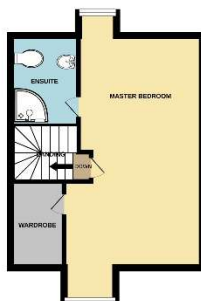
GROUNDFLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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, systems and appliances shown here are shown based on the information given as to their availability or efficiency can be given.
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