



Princes Boulevard, Higher Bebington

£475,000



LESLEY HOOKS
ESTATE AGENTS





I have been fortunate enough to see many wonderful homes over the years, but occasionally one stops you in your tracks. This stunning and supremely spacious semi-detached home is one of those rare properties that oozes charm and style from the very first moment you set eyes on it. It is warm, it is welcoming, and it is absolutely brimming with character. Practical considerations are very much taken care of, with uPVC double glazing and combi-fired gas central heating ensuring comfort and efficiency throughout. But it is the soul of this home that will really capture your heart! Step through the front door and a hallway graced with beautiful stained glass windows sets the tone perfectly. The lounge, with double doors that open straight out to the garden. There is also a separate living room — ideal for quieter moments, A wonderful open plan kitchen and dining room that is as sociable as it is stylish; the heart of the home in every sense. The ground floor has been thoughtfully arranged to offer both relaxed family living and the kind of sociable space that so many of us are looking for. A separate utility room and ground floor WC add that all-important practicality, while a dedicated study makes working from home an absolute pleasure. Head upstairs and you will find four generous double bedrooms — every single one of them a proper double, which is genuinely rare — along with a stylish four-piece bathroom. And if that were not enough, a drop-down ladder from the bathroom gives access to a most generous loft space — ideal for storage, hobbies, or perhaps something more exciting entirely. To the rear — well. This is where the magic truly starts. In all my years of doing this, I do not think I have ever come across a garden quite like this one. Probably the finest I have seen. Simply stunning. Utterly extensive. It begins with a beautiful patio draped in wisteria — the sort of scene you see on the front of gardening magazines — and from there it just goes on and on. A tranquil pond. A sweeping lawn. And beyond that, more still. It is breathtaking! Properties like this are rare. Gardens like this are rarer still. My very genuine and heartfelt advice? Do not think about it for too long. Pick up the telephone, arrange your viewing, and come and see it for yourself. Council tax band D. Freehold.



Hallway

16'2" (4.93m) Max x 12'5" (3.78m) Max

Lounge

17'3" (5.26m) x 11'6" (3.51m)

Sitting Room

13'10" (4.22m) Into Bay x 12'4" (3.76m)

Kitchen Dining Room

16'11" (5.16m) Max x 13'10" (4.22m) Max

Utility Room

8'3" (2.51m) x 7'10" (2.39m)

Downstairs WC

4'11" (1.5m) x 2'10" (0.86m)

Home Office/Snug

8'4" (2.54m) x 6'0" (1.83m)

Bedroom One

17'1" (5.21m) x 11'4" (3.45m)

Bedroom Two

14'1" (4.29m) Into Bay x 12'6" (3.81m)

Bedroom Three

11'1" (3.38m) x 9'5" (2.87m)

Bedroom Four

10'10" (3.3m) x 8'10" (2.69m)

Bathroom

9'10" (3m) x 7'7" (2.31m)

Garage

16'8" (5.08m) x 8'6" (2.59m)







GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.

1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 1754 sq.ft. (162.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of stairs, windows, doors and long narrow items are approximate and the responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown thereon are not tested and no guarantee as to their operability or efficiency can be given.
Made with: lesley@lesleyhooks.co.uk

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.