



Sunnybank, Higher Bebington

£260,000



LESLEY HOOKS
ESTATE AGENTS





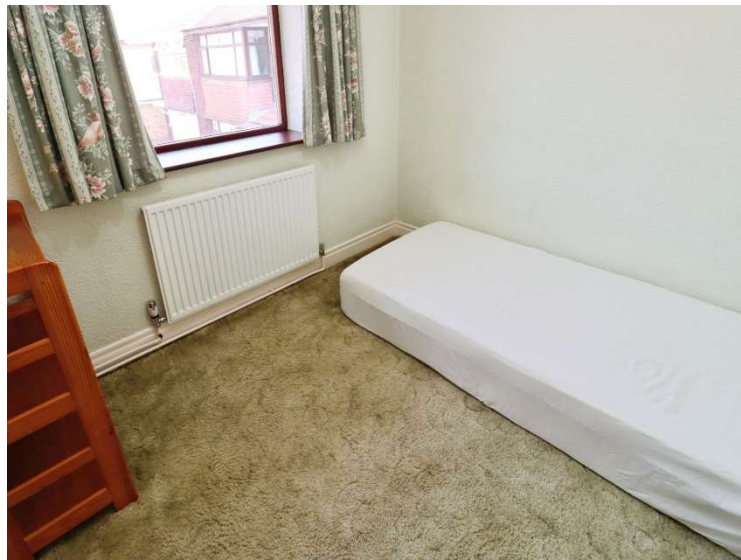
Tucked away at the end of a quiet cul-de-sac, this most appealing semi-detached home offers an exciting opportunity to acquire a property that is genuinely ready to move straight into, whilst still allowing the new owner the pleasure of adding their own personal stamp. Offered with the distinct advantage of no onward chain, the accommodation has been thoughtfully maintained and briefly comprises an entrance hallway with useful cloaks cupboard, a welcoming lounge, a separate dining room, kitchen and practical utility room. Upstairs, three good-sized bedrooms await, with the two principal rooms benefitting from the convenience of fitted wardrobes, together with a bathroom and a separate WC. Externally, the property is equally well presented. To the front, a driveway provides off-road parking and leads to the garage — a most practical addition. To the rear, a generous garden with an attractive patio area enjoys a delightful southerly aspect, perfect for those long summer evenings. The location really is second to none, with local shops, schools and transport links all within easy walking distance — a combination that is sure to appeal to a wide variety of buyers. Early internal viewing is highly recommended to fully appreciate all that this lovely home has to offer. Council tax band C. Freehold.



- Hallway**
15'11" (4.85m) x 7'10" (2.39m)
- Lounge**
13'6" (4.11m) x 12'4" (3.76m)
- Dining Room**
13'3" (4.04m) x 11'4" (3.45m)
- Kitchen**
8'10" (2.69m) x 8'4" (2.54m)
- Utility Room**
13'11" (4.24m) x 9'5" (2.87m)

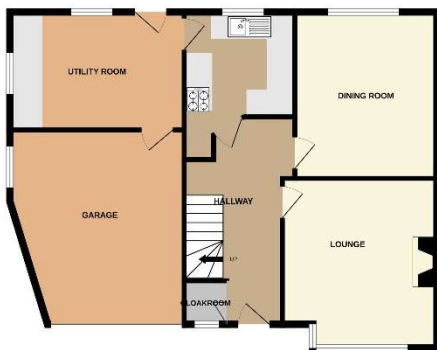


- Bedroom One**
13'10" (4.22m) x 12'6" (3.81m) Into Wardrobe Recess
- Bedroom Two**
13'2" (4.01m) x 11'3" (3.43m) Into Wardrobe Recess
- Bedroom Three**
7'10" (2.39m) x 7'6" (2.29m)
- Bathroom**
7'4" (2.24m) x 5'4" (1.63m)
- Separate WC**
4'11" (1.5m) x 2'7" (0.79m)
- Garage**
16'0" (4.88m) x 13'8" (4.17m) Max

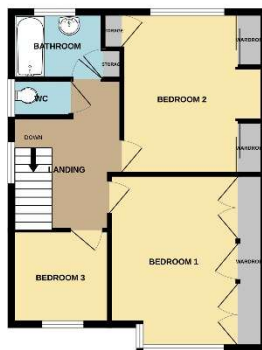




GROUND FLOOR
814 sq. ft. (75.4 sq. m.) approx.



1ST FLOOR
520 sq. ft. (48.3 sq. m.) approx.



TOTAL FLOOR AREA: 1333 sq. ft. (123.7 sq. m.) approx.
 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be taken as such for any prospective purchaser. The services, quantities and apparatus shown have not been tested and no guarantee as to their quantity or efficiency can be given.
 Made with Metreplan 12/2006

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