



Roland Avenue, Bebington

£280,000



LESLEY HOOKS
ESTATE AGENTS





This one ticks every box — and then some! If you've been searching for the perfect place to plant your roots, look no further. This cracking semi-detached home is tailor-made for first time buyers or a growing family looking for space, style and a standout location — all wrapped up in one. Step inside and you're greeted by a welcoming hallway, handy downstairs WC, and a bright, comfortable lounge. But the real showstopper? The superb open plan kitchen dining room — the kind of space that brings families together and makes entertaining an absolute joy. Fitted throughout with uPVC double glazing and combi fired gas central heating, you'll be warm, cosy and worry-free all year round. Head upstairs and you'll find three good size bedrooms — plenty of room for everyone — a modern bathroom, and a separate WC. No more morning queues! Outside, the driveway to the front offers handy off road parking, while to the rear, a lovely garden with patio area awaits — perfect for summer barbecues, playtime, or simply unwinding after a long day. And the location? It's hard to beat. Town Lane Infants School is just a minute's stroll away, with Bebington High and Wirral Grammar both within easy reach — the school run has never looked so good. A fantastic range of shops is just around the corner for all your daily needs, and for commuters, motorway links to Liverpool and Chester are a mere five minutes away. Homes like this don't hang around — get in touch today before someone else beats you to it! Council tax band C. Freehold.



Hallway

16'0" (4.88m) x 7'10" (2.39m)

Downstairs WC

4'1" (1.24m) x 3'1" (0.94m)

Lounge

13'8" (4.17m) x 12'3" (3.73m)

Open Plan Kitchen Dining Room

20'7" (6.27m) Max x 12'10" (3.91m) Max

Bedroom One

14'1" (4.29m) x 12'4" (3.76m)

Bedroom Two

13'0" (3.96m) x 11'1" (3.38m)

Bedroom Three

7'10" (2.39m) x 7'8" (2.34m)

Bathroom

8'10" (2.69m) x 5'10" (1.78m)

Separate WC

4'9" (1.45m) x 2'6" (0.76m)



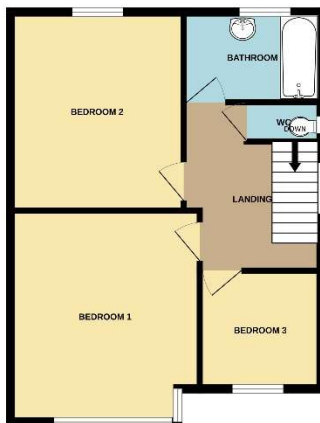




GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.4 sq.m.) approx.
 While every effort 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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