



Teehey Close, Higher Bebington

£300,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Here's the thing about this stunning extended semi-detached — someone has already done all the hard work, so you don't have to. No projects, no to-do lists, no weekends lost to DIY. The only decision you need to make is where to put the sofa. Honestly, it's that good. Step through the front door and you're into a welcoming hallway, with a handy downstairs WC ticking that all-important practical box from the off. The lounge is a dream — light, bright and perfect for relaxing — but wait until you see what's through the back. The superb open plan kitchen family room is the undisputed star of the show; a genuinely spectacular space that's made for family life, lazy Sunday mornings and lively dinner parties in equal measure. This is the kind of room that makes you fall in love with a house. Upstairs, three bedrooms offer comfortable and flexible accommodation for the whole family, all served by a stylish three piece bathroom, complete with shower and shower screen over the bath — because the little details matter. uPVC double glazing and combi fired gas central heating throughout mean you'll be warm, cosy and worry-free from day one. Outside, the front driveway provides handy off road parking leading to the garage, while to the rear a delightful garden with patio area is just waiting for the sun loungers to come out. And the location? It couldn't be better. Top-rated primary, secondary and grammar schools are all within walking distance, and Teehey Lane — with its brilliant selection of shops and eateries — is literally a minute away. Village convenience at its very best. This one will not hang around. You've been warned. Council tax band C. Freehold.



Hallway

13'2" (4.01m) x 5'9" (1.75m)

Downstairs WC

4'7" (1.4m) x 2'1" (0.64m)

Lounge

10'10" (3.3m) x 11'0" (3.35m)

Open Plan Kitchen Family Room

18'3" (5.56m) x 17'3" (5.26m)

Bedroom One

11'0" (3.35m) x 11'0" (3.35m)

Bedroom Two

11'1" (3.38m) x 10'4" (3.15m)

Bedroom Three

6'6" (1.98m) x 5'10" (1.78m)

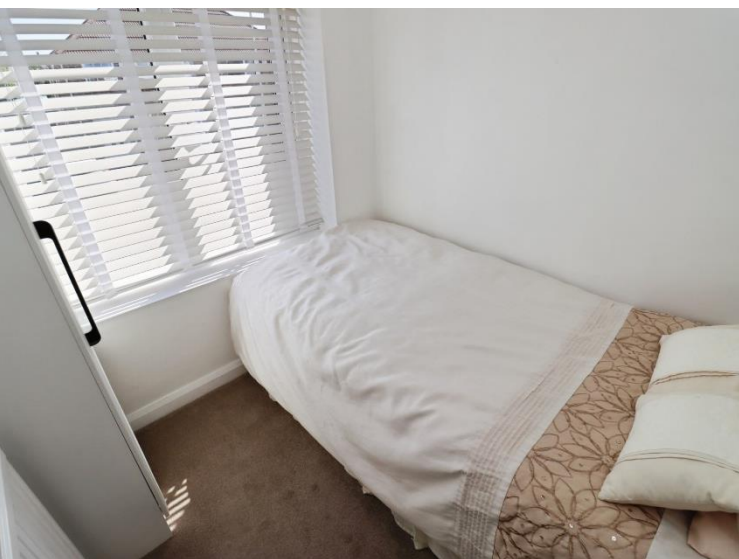
Bathroom

6'6" (1.98m) x 5'10" (1.78m)

Garage

17'0" (5.18m) x 7'10" (2.39m)

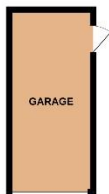






CIRCUMD FLOOR
623 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (92.8 sq.m.) approx.

These floor plans are for information only. They are not intended to be used as a contract and are not intended to be taken for any other purpose. They are for information only and are not intended to be used for any other purpose. The services, systems and apparatus shown have not been tested and no guarantee is given for their operation or maintenance.

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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.