



# Queenswood Avenue, Bebington

£280,000



**LESLEY HOOKS**  
ESTATE AGENTS





A Home That Simply Has It All! There are homes you view, and then there are homes you feel — and from the moment you step through the front door of this beautifully extended semi-detached residence, you will feel it immediately. Thoughtfully improved and impeccably presented, this is contemporary, light-filled living at its very finest, ready and waiting for you to simply turn the key and begin the next exciting chapter. The welcoming hallway, sets the tone beautifully — stylish, considered, and immediately impressive. The handy downstairs WC is one of those touches you quickly wonder how you ever lived without, whilst the lounge offers a gorgeous retreat; a calm, comfortable space to unwind at the end of the day. And then there is the real showstopper. The stunning open-plan kitchen family room is, quite simply, sensational. Flooded with natural light and centred around a beautiful island, this is the heart of the home — a space designed for living, laughing, and gathering together. Whether it is a busy weekday breakfast, a leisurely weekend brunch, or an evening entertaining those closest to you, this extraordinary room will never, ever disappoint. Upstairs, three well-proportioned bedrooms provide flexible and comfortable accommodation, whilst the stylish three-piece bathroom, complete with shower and shower screen over the bath, adds a beautifully refined finishing touch that will be appreciated morning and night. Outside, a private driveway to the front provides convenient off-road parking, whilst to the rear, a lovely garden with patio area creates the perfect setting for those long, lazy summer evenings. uPVC double glazing and combi-fired gas central heating ensure comfort and efficiency throughout the seasons. Perfectly located within easy walking distance of local shops, well-regarded schools, and excellent transport links, this remarkable home is ideally suited to first-time buyers taking that first thrilling step onto the ladder, or young families seeking the perfect place to put down roots and truly flourish. Opportunities of this quality, in this condition, at this address, are rare. Viewing is not merely recommended — it is absolutely essential. Council tax band B. Freehold.



**Hallway**

15'7" (4.75m) x 5'7" (1.7m)

**Downstairs WC**

5'2" (1.57m) x 2'2" (0.66m)

**Lounge**

11'4" (3.45m) Into Bay x 11'1" (3.38m)

**Open Plan Kitchen Family Room**

19'10" (6.05m) Max x 15'5" (4.7m) Max

**Bedroom One**

11'2" (3.4m) Into Bay x 10'11" (3.33m)

**Bedroom Two**

11'6" (3.51m) x 10'9" (3.28m) Into Wardrobe Recess

**Bedroom Three**

6'11" (2.11m) x 6'2" (1.88m)

**Bathroom**

6'1" (1.85m) x 6'0" (1.83m)

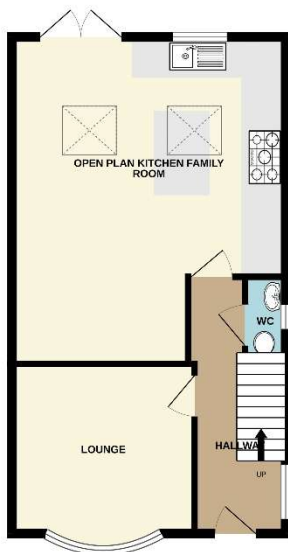






GROUND FLOOR  
506 sq. ft. (47.0 sq. m.) approx.

1ST FLOOR  
367 sq. ft. (34.1 sq. m.) approx.



TOTAL FLOOR AREA: 873 sq. ft. (81.1 sq. m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of areas, volumes, counts and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any 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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