



Hulmewood, Bebington

£310,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented semi-detached family home, offering generous and versatile accommodation throughout. Step inside via the welcoming entrance hallway, which leads to a convenient downstairs WC. The comfortable lounge opens through to the sitting room, which in turn flows through double doors into a delightful conservatory enjoying views over the garden, a lovely space to unwind throughout the seasons. The heart of the home is undoubtedly the spacious kitchen dining room, ideal for both everyday family meals and entertaining guests. To the first floor you will find four well proportioned bedrooms and the family bathroom. The main bedroom benefits from a stylish en-suite shower room, while the fourth bedroom is currently utilised as a walk-in wardrobe although it could easily be adapted to suit a variety of needs, including a nursery, home office or bedroom. Externally, the property continues to impress. A driveway provides ample off-road parking and leads to the garage, with the added advantage of an EV charging point. The attractive rear garden offers a wonderful outdoor space for families, entertaining and enjoying the warmer months. Solar panels further enhance the home's appeal. Situated in a popular residential area, the property is within walking distance of local shops, schools and amenities. Rail and bus routes are a couple of minutes walk away. Motorway networks with links to Liverpool and Chester are a five minute drive away. Freehold. Council tax band C.



Entrance Hallway

4'10" (1.47m) x 5'8" (1.73m)

Downstairs WC

4'9" (1.45m) x 3'1" (0.94m)

Lounge

14'10" (4.52m) x 18'5" (5.61m)

Sitting Room

9'8" (2.95m) x 9'8" (2.95m)

Conservatory

11'7" (3.53m) x 9'8" (2.95m)

Kitchen Dining Room

13'11" (4.24m) Max x 17'6" (5.33m) Max



Landing

9'10" (3m) x 6'5" (1.96m)

Bedroom One

13'8" (4.17m) x 8'2" (2.49m)

En-Suite

4'6" (1.37m) x 8'1" (2.46m)

Bedroom Two

13'4" (4.06m) Max x 11'9" (3.58m) Max

Bedroom Three

11'5" (3.48m) x 11'9" (3.58m)

Bedroom Four

7'8" (2.34m) x 4'4" (1.32m) To Wardrobe

Bathroom

6'10" (2.08m) x 6'4" (1.93m)

Garage

15'6" (4.72m) x 8'1" (2.46m)





GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items are approximate and are not intended to be used for any other purpose or as a statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The purchaser, solicitor and any other party who has not been named and who is not named in this plan shall be deemed to have accepted the accuracy of the floorplan and any other information contained herein. No liability shall be accepted for errors or omissions.

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.