



Heyville Road, Bebington

£290,000



LESLEY HOOKS
ESTATE AGENTS





This three bedroom semi delivers bright, comfortable accommodation throughout. The accommodation begins with an inviting entrance hallway, complete with a handy downstairs WC, perfect for busy family life. To the front, the dining room provides an ideal setting for family meals and entertaining, while the comfortable lounge is a real highlight, featuring a charming log burner that creates a cosy focal point for relaxing evenings. The kitchen offers space for day to day cooking and flows into the conservatory,

To the first floor you will find three well-proportioned bedrooms along with a modern three piece family bathroom. Outside, the property continues to impress with a driveway providing off-road parking and the added benefit of an EV charging point. There is also a garage for additional storage. To the rear, a delightful garden offers the perfect place to unwind, entertain friends, or enjoy time outdoors with the family. Situated in the popular residential area, the property is within walking distance of local primary, secondary and grammar schools. There is a good selection of shops on Higher Bebington parade just 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.



Hallway

14'0" (4.27m) x 6'2" (1.88m)

Downstairs WC

5'3" (1.6m) x 2'10" (0.86m)

Dining Room

12'3" (3.73m) Into Bay x 12'0" (3.66m) Max

Lounge

12'10" (3.91m) x 11'5" (3.48m) Max

Kitchen

9'9" (2.97m) x 6'9" (2.06m)

Conservatory

8'4" (2.54m) x 7'4" (2.24m)



Landing

8'7" (2.62m) x 6'4" (1.93m)

Bedroom One

14'0" (4.27m) Into Bay x 11'5" (3.48m) Max

Bedroom Two

11'4" (3.45m) x 10'6" (3.2m) To Wardrobe

Bedroom Three

8'10" (2.69m) x 7'0" (2.13m)

Bathroom

6'6" (1.98m) x 6'3" (1.91m)

Garage

19'2" (5.84m) x 7'11" (2.41m)





TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.
These plans are based on the information provided to us by the seller. We do not warrant the accuracy of the measurements or the information provided. It is advised that you should verify the accuracy of the measurements and the information provided. The seller is not responsible for any errors or omissions in these plans. The seller is not responsible for any errors or omissions in these plans. The seller is not responsible for any errors or omissions in these plans.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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