



Cedar Avenue, Bebington

£250,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Don't be fooled by the frontage – this extended semi-detached home offers so much more than first meets the eye, making it a fantastic choice for first time buyers or a growing family looking for space without compromise. Stepping through the hallway, you're welcomed into a front lounge that sets the tone for a home that's both comfortable and full of character. The kitchen dining room forms the heart of the property, flowing seamlessly through to a bright conservatory – ideal for that extra sitting space to enjoy all year round. There's also a separate sitting room, formerly the garage, cleverly converted to add valuable living space, along with a handy utility room and downstairs WC to complete the ground floor. Upstairs you'll find three genuine double bedrooms, two with fitted wardrobes and offering plenty of flexibility for a home office, nursery, or guest room, along with a three piece bathroom fitted with a shower and shower screen over the bath. Practically speaking, the home benefits from uPVC double glazing throughout and combi fired gas central heating, so it's ready to move straight into. Outside, there's a driveway to the front providing off road parking, while the rear garden is a real suntrap with a raised timber deck – perfect for entertaining or simply relaxing. Location-wise, this one ticks every box. It's within walking distance of local primary, secondary and grammar schools, making it ideal for families, plus you're close to local shops and Brackenwood golf course for those leisurely weekends. This is a home that truly surprises. Council tax band B. Freehold.



Hallway

10'6" (3.2m) x 6'6" (1.98m)

Downstairs WC

5'10" (1.78m) x 2'11" (0.89m)

Lounge

12'0" (3.66m) x 11'1" (3.38m)

Kitchen Dining Room

22'4" (6.81m) x 8'11" (2.72m)

Sitting Room

16'7" (5.05m) x 8'3" (2.51m)

Conservatory

12'5" (3.78m) x 9'4" (2.84m)

Utility Room

8'9" (2.67m) x 7'1" (2.16m)



Bedroom One

18'1" (5.51m) x 10'5" (3.18m)

Bedroom Two

12'2" (3.71m) x 11'6" (3.51m)

Bedroom Three

9'6" (2.9m) x 8'10" (2.69m)

Bathroom

7'10" (2.39m) x 5'7" (1.7m)





GROUND FLOOR
889 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
529 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1418 sq.ft. (131.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the Figures contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 12/2020

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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