



Heyville Road, Bebington

£300,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





A charming and beautifully presented semi-detached home where stylish interiors and thoughtfully designed living spaces come together to create the perfect setting for modern family life. The welcoming entrance hallway offers a practical under stairs storage cupboard, leading through to a cosy lounge where a feature log burner provides the perfect focal point, creating a warm and inviting atmosphere. To the rear of the property, the heart of the home is undoubtedly the stunning open-plan kitchen and dining room, beautifully appointed and ideal for both everyday living and entertaining. Open access leads seamlessly into the conservatory, providing an additional versatile reception space with delightful views over the garden.

The first floor offers three well-proportioned bedrooms and a contemporary three-piece family bathroom finished with modern fittings. Externally, the property continues to impress with a driveway providing off-road parking, while the delightful rear garden enjoys a south westerly aspect, making it the perfect place to relax and enjoy the afternoon and evening sunshine. The outhouse provides additional storage. 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

11'10" (3.61m) x 6'2" (1.88m)

Lounge

12'2" (3.71m) Into Bay x 11'11" (3.63m)

Open Plan Kitchen Dining Room

12'10" (3.91m) Max x 18'8" (5.69m) Max

Conservatory

12'1" (3.68m) x 9'6" (2.9m)

Landing

8'8" (2.64m) x 6'5" (1.96m)

Bedroom One

13'11" (4.24m) Into Bay x 11'4" (3.45m)

Bedroom Two

11'5" (3.48m) x 11'10" (3.61m)

Bedroom Three

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

Bathroom

6'0" (1.83m) x 6'4" (1.93m)

Outbuilding

9'4" (2.84m) x 7'11" (2.41m)







GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of items, windows, rooms, and any other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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