



Kingsville Road, Higher Bebington

£400,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Kingsville Road sits in one of Higher Bebington's most popular residential pockets, and this four bedroom semi detached home makes the most of it. Step inside and the hallway sets the tone, leading through to a lounge and separate sitting room, providing a versatile space for whatever your needs, home office, playroom or sitting room. The real showstopper is out back, where you will find a superb open plan kitchen, dining and family space that stretches the width of the house, with bi-fold doors opening straight onto the garden. This is the room you'll spend most of your time in. Morning coffee, family dinners, entertaining friends, all in one space that just works. A utility room and downstairs WC keep the practical side sorted.

Upstairs there are four well proportioned bedrooms, with bedroom one benefiting from its own en-suite, while a three piece family bathroom takes care of the rest. Outside, the front driveway comes with an EV charging point. To the rear, a contemporary patio with a glass balustrade gives you the perfect spot for BBQs and sitting out, with steps leading down to the garden below. A lovely spot in Bebington, within easy reach of schools, shops, restaurants and amenities. Schools are all within walking distance, Higher Bebington Parade is a couple of minutes away, and motorway links to Liverpool and Chester are just five minutes by car. Freehold. Council tax band D.

Hallway

13'10" (4.22m) x 6'5" (1.96m)

Lounge

12'5" (3.78m) Into Bay x 11'10" (3.61m)

Sitting Room

16'10" (5.13m) Max x 6'1" (1.85m)

Open Plan Kitchen Family Room

25'9" (7.85m) Max x 24'2" (7.37m) Max

Utility Room

5'3" (1.6m) x 6'1" (1.85m)

Downstairs WC

2'10" (0.86m) x 6'1" (1.85m)



Landing

8'8" (2.64m) Max x 13'9" (4.19m) Max

Bedroom One

11'5" (3.48m) x 11'11" (3.63m)

En-Suite

6'1" (1.85m) x 6'3" (1.91m)

Bedroom Two

14'2" (4.32m) Into Bay x 11'5" (3.48m)

Bedroom Three

8'8" (2.64m) x 7'1" (2.16m)

Bedroom Four

10'7" (3.23m) x 6'3" (1.91m)

Bathroom

5'9" (1.75m) x 6'3" (1.91m)

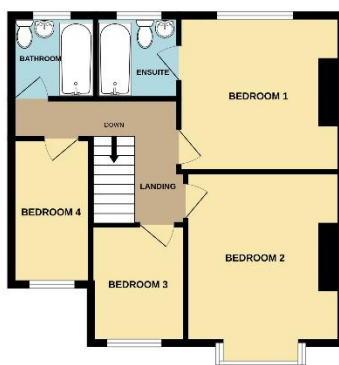
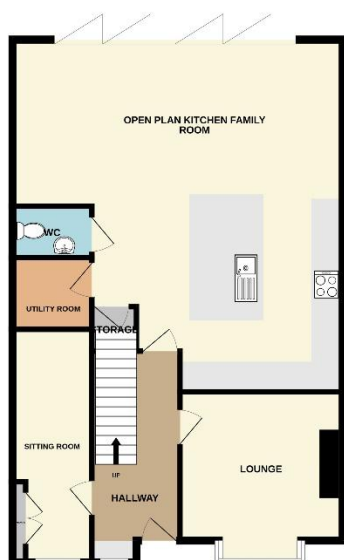






GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1,450 sq.ft. (134.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, the measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be taken as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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