



Patterdale Road, Bebington

£325,000



LESLEY HOOKS
ESTATE AGENTS





If you've been searching for that elusive combination of "ready to move into" and "ideal location," your search may well end here. Tucked into a genuinely sought-after road, this semi-detached home sits within walking distance of local primary, secondary and grammar schools — the kind of address that gets snapped up fast, and for good reason. Step through the porch — handy access into the garage from here, too — and into the hallway, and you'll immediately sense this is a home that's been properly looked after. The current owners have fully modernised throughout, with uPVC double glazing and an S-plan unvented hot water system doing all the unglamorous but essential work behind the scenes, so all you need to think about is the moving-in playlist. The lounge flows through to an open-plan kitchen diner — the natural heart of the home, and exactly the sort of space where breakfast chaos and Sunday dinners both feel right at home. A well-equipped utility room takes the pressure off, complete with WC, ample storage, and further access to the garage — because nobody wants muddy boots and school bags cluttering up the kitchen. Upstairs, three good-sized bedrooms await, with the main bedroom benefiting from fitted wardrobes — because built-in storage is worth its weight in gold. A stylish three-piece bathroom completes the picture, with a shower and shower screen over the bath giving you the best of both worlds. Outside, a driveway offers welcome off-road parking to the front, while the rear garden is an absolute delight, enjoying a south westerly aspect and complete with its own garden room, ready for whatever you fancy, be it home office, gym, or simply a peaceful spot to escape to. Set in the very heart of Bebington, you're within easy reach of local shops, transport links and motorway networks — everything you need, right on your doorstep. Homes like this — modernised, move-in ready, and this well-located — don't hang around. Best to get in touch sooner rather than later. Council tax band C. Freehold.

Porch

7'5" (2.26m) x 3'3" (0.99m)

Hallway

11'4" (3.45m) x 6'8" (2.03m)

Lounge

11'4" (3.45m) x 12'9" (3.89m)

Kitchen Dining Room

19'10" (6.05m) x 12'1" (3.68m) Max

Utility Room

11'4" (3.45m) x 4'11" (1.5m)

WC

4'5" (1.35m) x 2'5" (0.74m)

Bedroom One

11'3" (3.43m) x 11'2" (3.4m)

Bedroom Two

10'9" (3.28m) x 13'8" (4.17m)

Bedroom Three

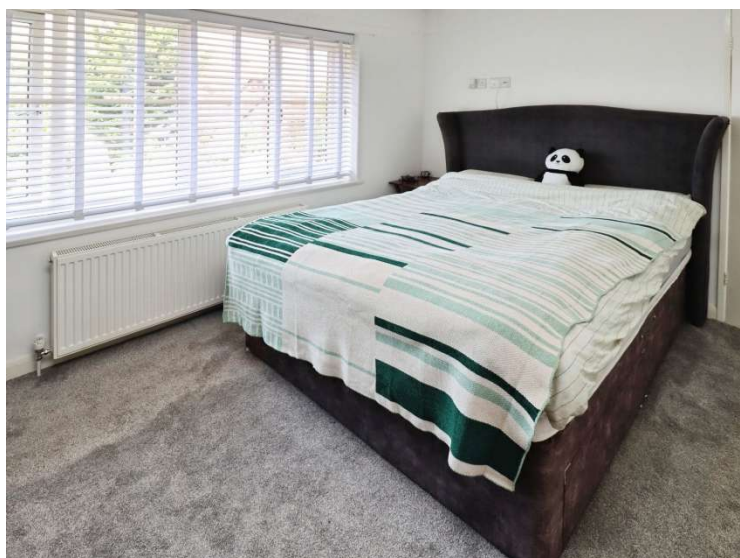
8'5" (2.57m) Max x 8'6" (2.59m) Max

Bathroom

6'7" (2.01m) x 5'10" (1.78m)

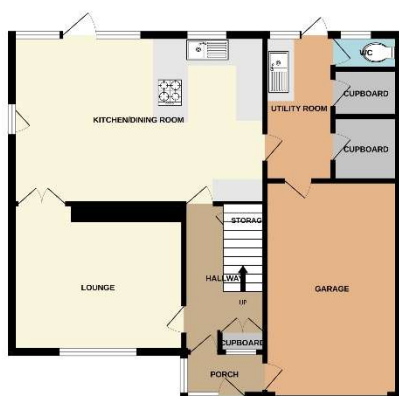
Garage

16'9" (5.11m) x 10'1" (3.07m)





GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the function contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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