



Holmville Road, Bebington

£375,000



LESLEY HOOKS
ESTATE AGENTS





This is one of those homes that ticks every box – beautifully extended, immaculately presented and genuinely ready to move straight into, making it perfect for a growing family looking for their forever home. The hallway welcomes you in, leading through to a lounge with a real wow factor, thanks to its feature hole in the wall fireplace – the perfect spot to relax on those cooler evenings. But it's the superb open plan kitchen family room that really steals the show, complete with a stylish island unit and plenty of space for the whole family to come together, whether that's cooking, dining or simply catching up on the day. A utility room and downstairs WC add that all important practicality to the ground floor. Upstairs, there are four well proportioned bedrooms, with the extension bedrooms benefitting from their own en-suite shower rooms – ideal for a busy household or visiting guests. These are complemented by a stylish four piece family bathroom with a free standing bath and finished to a high standard throughout. The home also benefits from uPVC double glazing and combi fired gas central heating, keeping things efficient and comfortable all year round. To the front, a driveway provides off road parking and leads to the garage space, while to the rear you'll find a most delightful garden with a patio area – a lovely spot for entertaining or simply enjoying some outdoor space. Location-wise, this home is perfectly placed, within walking distance of local primary, secondary and grammar schools, and with numerous shops and transport links close by too. Homes of this calibre don't come along often – call our office today to arrange your viewing. Council tax band C. Freehold.



Porch

6'2" (1.88m) x 4'0" (1.22m)

Hallway

13'11" (4.24m) x 6'0" (1.83m)

Lounge

14'11" (4.55m) x 11'10" (3.61m)

Open Plan Kitchen Family Room

25'7" (7.8m) x 20'2" (6.15m)

Utility Room

6'9" (2.06m) x 6'3" (1.91m)

Downstairs WC

6'3" (1.91m) x 2'6" (0.76m)

Bedroom One

14'4" (4.37m) x 10'9" (3.28m)

Bedroom Two

11'8" (3.56m) x 10'9" (3.28m)

Bedroom Three

9'1" (2.77m) x 7'1" (2.16m)

Bathroom

7'2" (2.18m) x 7'1" (2.16m)

Bedroom Four

17'2" (5.23m) Max x 6'3" (1.91m) Max

En-Suite

6'3" (1.91m) x 5'4" (1.63m)

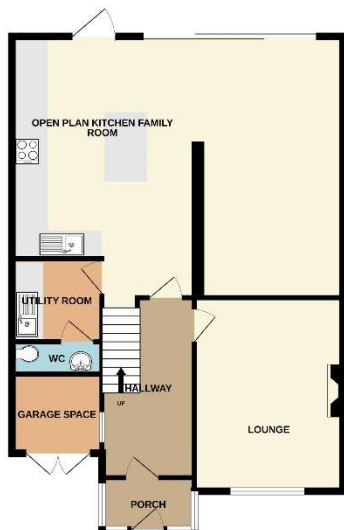






GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.

1ST FLOOR
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.

Made with SketchUp 2020

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