



Claremont Way, Higher Bebington

£300,000



LESLEY HOOKS
ESTATE AGENTS





Some properties simply tick every box, and this impressive three bedroom semi detached home is a wonderful case in point. Immaculately presented throughout and finished with genuinely tasteful décor, this is a home that manages to be both stylish and effortlessly liveable — the kind of place you could move into and simply start enjoying. Step through the front door and a spacious hallway welcomes you in, setting the tone for what's to come. To one side, a bright and inviting sitting room draws you in, centred around a lovely feature fireplace that instantly gives the room a real sense of warmth and character. Head towards the rear of the property and you'll find a generous lounge dining room — perfect for entertaining or simply relaxing as a family — complete with its own feature fireplace and patio doors that open out to the garden beyond. Imagine those doors thrown wide on a summer's evening, indoor and outdoor space flowing effortlessly into one. The ground floor is completed by a smart fitted kitchen, sleek and well appointed, along with a genuinely useful shower room — a practical touch that so many homes overlook. Upstairs, you'll find three well proportioned bedrooms, all with fitted wardrobes and offering excellent space to relax and unwind, along with a stylish, three piece family bathroom. But it's what lies beyond the back door that really sets this home apart. The detached converted garage now serves as a private home office, offering the ideal space for remote working, a creative studio, or simply a quiet retreat away from the main house. And then there's the garden — beautifully maintained and generous in size, with charming patio areas perfect for al fresco dining, a sweeping lawn for the children or pets to enjoy, and mature planting that lends both privacy and real character. It's a garden that has clearly been loved, and it shows. Positioned in the ever-popular Higher Bebington, you'll benefit from easy access to a wealth of local amenities, excellent transport links, and highly regarded schools catering to all age groups — making this a superb choice whatever stage of life you're at. Council tax band C. Freehold.



Hallway

13'6" (4.11m) x 6'6" (1.98m)

Sitting Room

13'6" (4.11m) Into Bay x 11'7" (3.53m)

Lounge Dining Room

19'1" (5.82m) x 11'1" (3.38m)

Kitchen

15'1" (4.6m) Max x 7'0" (2.13m)

Ground Floor Shower Room

6'3" (1.91m) x 4'2" (1.27m) Max

Bedroom One

13'7" (4.14m) Into Bay x 11'8" (3.56m)

Bedroom Two

13'5" (4.09m) x 11'1" (3.38m)

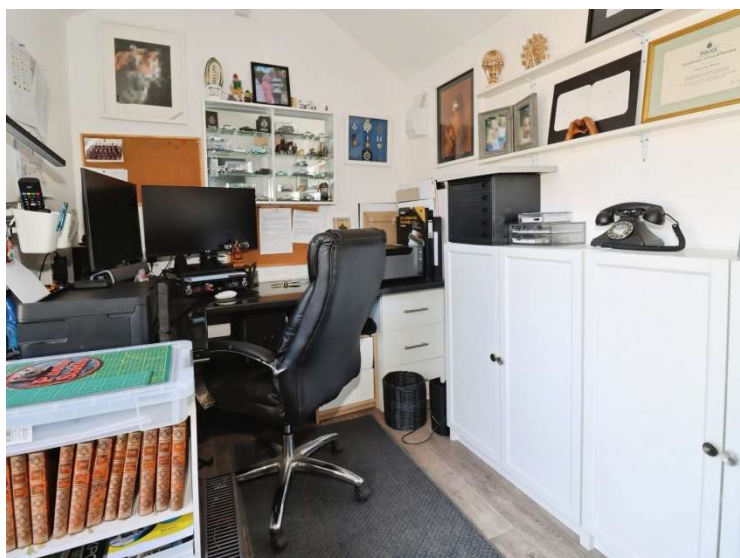
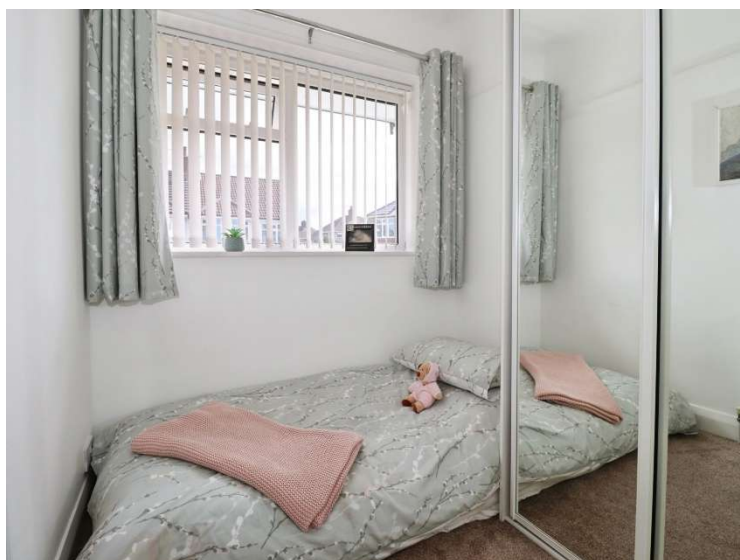
Bedroom Three

8'4" (2.54m) x 6'7" (2.01m)

Bathroom

8'3" (2.51m) x 7'0" (2.13m)







GROUND FLOOR
629 sq ft (58.2 sq m) approx.

1ST FLOOR
414 sq ft (38.2 sq m) approx.



TOTAL FLOOR AREA - 1049 sq ft (96.4 sq m) approx.

While every effort has been made to ensure the accuracy of the floor plan, the actual floor plan may vary slightly from the one shown. The floor plan is for information only and should not be used as a basis for any purchase or other transaction. The floor plan is not a guarantee of the accuracy of the information and should not be used as a basis for any purchase or other transaction. The floor plan is not a guarantee of the accuracy of the information and should not be used as a basis for any purchase or other transaction.

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