



Sandfield Road, Higher Bebington

£190,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away in the sleepy, picturesque surroundings of Old Higher Bebington, yet just a few seconds' walk from all the shops, restaurants and amenities on Teehey Lane, this immaculate and attractive mid-terraced cottage really is the best of both worlds – peace and quiet on your doorstep, with everything you need just moments away. Whether you're a first-time buyer taking your very first step onto the property ladder, a downsizer looking for something more manageable without compromising on charm, or a buy-to-let investor after a property that practically sells itself – this one deserves a place on your viewing list. And with uPVC double glazing and combi-fired gas central heating throughout, it really is a case of move in, unpack, and enjoy. Inside, the layout is as practical as it is charming, comprising a cosy lounge, a separate dining room (perfect for those who like to keep entertaining and relaxing spaces apart), and a fitted kitchen ready for you to make your own. Upstairs you'll find two well-proportioned bedrooms, along with a stylish three-piece bathroom complete with shower and shower screen over the bath – ideal for those quick weekday mornings as well as slower, more leisurely soaks. To the rear, a small but undeniably cute courtyard offers the perfect low-maintenance outdoor space – think morning coffee, evening drinks, or simply a spot to enjoy some fresh air without the upkeep of a larger garden. Cottages like this, in this location, don't come along often – early viewing really is a must! Council tax band A. Freehold.



Lounge

13'1" (3.99m) x 12'2" (3.71m)

Dining Room

11'6" (3.51m) x 12'2" (3.71m)

Kitchen

10'3" (3.12m) x 6'10" (2.08m) Max

Bedroom One

13'0" (3.96m) x 12'5" (3.78m)

Bedroom Two

11'4" (3.45m) x 6'4" (1.93m)

Bathroom

6'6" (1.98m) Max x 5'6" (1.68m)

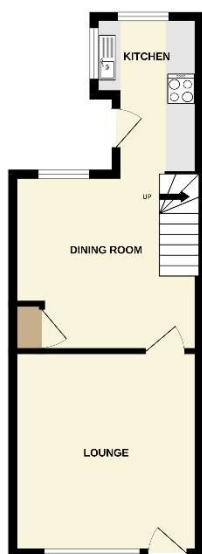






GROUND FLOOR
191.1 sq. ft. (55.5 sq.m.) approx.

FIRST FLOOR
208 sq. ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq. ft. (61.3 sq.m.) approx.

These floor plans are intended to provide a general guide only. They are not to be used as a basis for any legal proceedings. The actual layout of the property may vary from the floor plans shown. The seller does not warrant the accuracy of the floor plans. The buyer should verify the accuracy of the floor plans before purchasing the property. The seller does not warrant the accuracy of the floor plans. The buyer should verify the accuracy of the floor plans before purchasing the property.

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and 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.