



Woodfield Road, Bebington

£375,000



LESLEY HOOKS
ESTATE AGENTS





Some houses are nice. Some houses are lovely. And then, every so often, one comes along that's such a credit to its owners, I've genuinely thought about inviting myself round for tea more often! This immaculate detached home is exactly that kind of property — beautifully presented, contemporary throughout, and ready for you to simply move in and start living. Step through the hallway and you'll immediately sense the care that's gone into this home, with uPVC double glazing and gas central heating already taken care of, so all that's left for you to do is unpack. There's a handy downstairs WC for guests, and a generous lounge with a bay window where the morning light pours in — perfect for those lazy Sunday mornings with a coffee and the papers. The heart of this home, though, has to be the smart open-plan kitchen diner. With an excellent range of units and plenty of space for a table and chairs, this is where family life happens — from school-morning chaos to Sunday roasts. And it doesn't stop there, flowing seamlessly into a spacious conservatory with a stylish Metro tiled roof, giving you a wonderful extra room to enjoy whatever the Wirral weather throws at us. Upstairs, you'll find three good-sized bedrooms, each with the bonus of fitted wardrobes (no flat-pack furniture required!), along with a stylish shower room finished with a smart three-piece suite in white. Outside, there's plenty to love too. To the front, a driveway offers off-road parking and leads to the garage, while to the rear awaits a truly delightful garden complete with a patio area for al fresco dining — and for those working from home or simply needing a bit of "me time," there's an external office or man cave ready and waiting. Tucked just off Church Road in a popular residential pocket, this home also ticks every practical box: primary, secondary and grammar schools are all within walking distance, along with train and bus routes for easy commuting. And for those needing to head further afield, the motorway networks linking to Liverpool and Chester are just a couple of minutes' walk away. Council tax band D. Freehold.

Hallway

10'2" (3.1m) x 4'2" (1.27m)

Downstairs WC

5'3" (1.6m) x 3'7" (1.09m)

Lounge

17'11" (5.46m) x 12'5" (3.78m)

Open Plan Kitchen Dining Room

22'0" (6.71m) x 12'4" (3.76m) Max

Conservatory

16'6" (5.03m) x 14'0" (4.27m)

Bedroom One

13'9" (4.19m) To Wardrobe x 9'1" (2.77m)

Bedroom Two

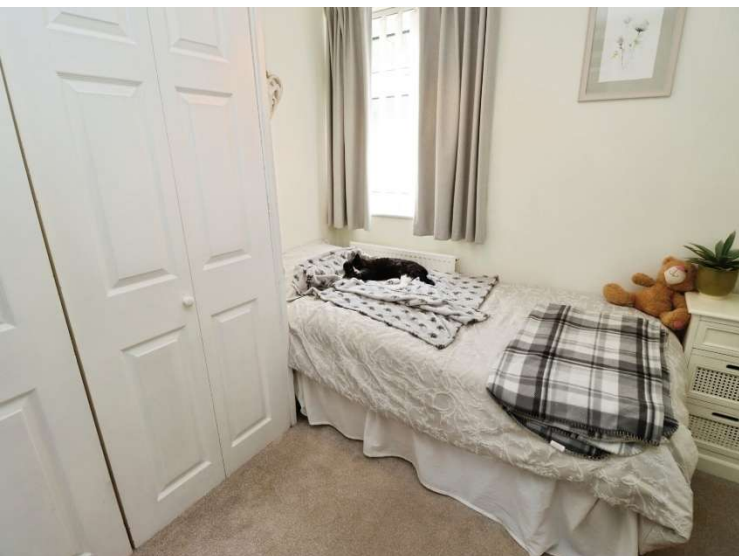
12'7" (3.84m) x 6'10" (2.08m)

Bedroom Three

8'9" (2.67m) x 8'2" (2.49m)

Bathroom

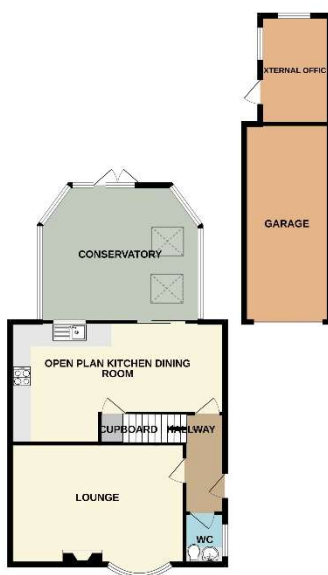
6'3" (1.91m) x 5'8" (1.73m)





GROUND FLOOR
1003 318 (30.3 x 34.7) FEET

1ST FLOOR
812 167 (20.1 x 26.2) FEET



TOTAL FLOOR AREA: 1,434 sq. ft. (133.2 sq. m.) APPROX.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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