



# Woodburn Boulevard, Bebington

£325,000 Offers Over



**LESLEY HOOKS**  
ESTATE AGENTS





This charming semi-detached home offers spacious and well balanced accommodation, ideal for modern family living. The welcoming entrance hallway leads to a comfortable lounge, featuring a cosy dual fuel stove, perfect for relaxing evenings. To the rear, a modern open-plan kitchen and dining area provides an excellent space for both everyday living and entertaining., with doors opening into a spacious conservatory that has an insulated roof making it a comfortable space all year round.

To the first floor you will find two well-proportioned double bedrooms, one of which benefits from fitted wardrobes and a delightful window seat, along with a good-sized single bedroom. Completing this floor is a four-piece family bathroom. To the second floor, you will find an impressive fourth bedroom, complete with a built-in wardrobe leading to useful eaves storage. A stylish en-suite completes the accommodation on this level. Externally, the property benefits from a driveway providing off-road parking and a delightful south-westerly facing garden, perfect for enjoying the afternoon and evening sun. Situated in a popular residential area the property is within easy reach of local primary, secondary and grammar schools. There is a good selection of shops and amenities on Higher Bebington parade. Motorway networks with links to Liverpool and Chester are a ten minute drive away. Freehold. Council Tax Band C.

#### **Hallway**

14'11" (4.55m) x 6'2" (1.88m)

#### **Lounge**

14'8" (4.47m) Into Bay x 11'8" (3.56m)

#### **Dining Area**

13'3" (4.04m) x 11'2" (3.4m)

#### **Kitchen**

16'2" (4.93m) x 6'10" (2.08m)

#### **Conservatory**

15'8" (4.78m) Max x 17'8" (5.38m) Max

#### **Landing**

8'11" (2.72m) x 7'5" (2.26m) Max

#### **Bedroom One**

15'3" (4.65m) Into Bay x 11'0" (3.35m)

#### **Bedroom Two**

11'11" (3.63m) x 10'7" (3.23m)

#### **Bedroom Three**

8'6" (2.59m) x 7'0" (2.13m)

#### **Bathroom**

8'2" (2.49m) x 7'6" (2.29m)

#### **Bedroom Four**

14'10" (4.52m) x 10'8" (3.25m)

#### **En-Suite**

8'1" (2.46m) x 5'1" (1.55m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

TOTAL FLOOR AREA: 1288 sq ft (118.3 sq m) approx.  
 Whilst every effort has been made to insure the accuracy of the above dimensions, measurements or areas, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or discrepancy. Prospective buyers are advised to make their own investigations before committing to a purchase. The services, systems and appliances shown have not been tested and no guarantee as to their state or condition can be given.

## Contact Us:

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**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 or 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.