



# 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)



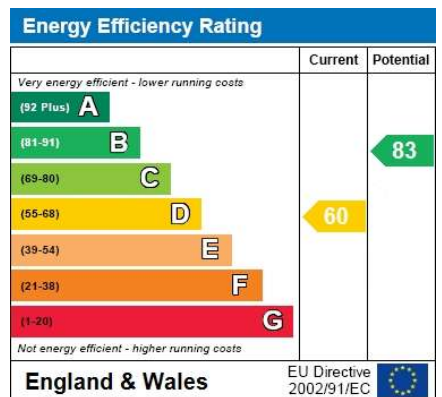








TOTAL FLOOR AREA: 1489 sq ft (138.3 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan construction, measurements of areas, volumes, mass and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been visited and no guarantee as to their quantity or efficiency can be given.  
Made on 16/09/2024



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