



# Mill Brow, Higher Bebington

£220,000



**LESLEY HOOKS**  
ESTATE AGENTS





Tucked away in the sleepy, old-world charm of Higher Bebington, this delightful terraced cottage perfectly blends a peaceful setting with everyday convenience, being just a short stroll from local shops and amenities. The home benefits from uPVC double glazing and combi-fired gas central heating. Inside, the welcoming layout begins with a porch leading into a cosy lounge featuring a fireplace, which flows openly into the dining room. Sliding doors from here open into the conservatory, creating a lovely space to relax and enjoy views of the garden. A fitted kitchen completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms along with a modern three-piece shower room. Externally, the property enjoys a garage en bloc to the front, while to the rear there is a charming garden with a patio area—perfect for outdoor dining—along with stunning views stretching across to Liverpool. Ideally located, the property is within walking distance of local primary, secondary and grammar schools, making it an excellent choice for families. Motorway links providing easy access to Liverpool and Chester are just a couple of minutes' drive away. Offered for sale with no onward chain, this charming cottage is ready to welcome its next owners. Council tax band A. Freehold.



**Porch**

4'10" (1.47m) x 3'9" (1.14m)

**Lounge**

15'1" (4.6m) Max x 14'0" (4.27m)

**Dining Room**

9'10" (3m) x 7'10" (2.39m)

**Conservatory**

12'5" (3.78m) Max x 8'10" (2.69m) Max

**Kitchen**

9'9" (2.97m) x 6'9" (2.06m)

**Bedroom One**

14'2" (4.32m) x 8'9" (2.67m)

**Bedroom Two**

9'11" (3.02m) x 8'5" (2.57m)

**Bedroom Three**

6'9" (2.06m) x 6'1" (1.85m)

**Bathroom**

6'5" (1.96m) x 5'5" (1.65m)







GROUND FLOOR  
162 sq.ft. (14.9 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq.ft. (48.0 sq.m.) approx.  
These floor plans are for information only and are not intended to be used as a basis for any legal proceedings. The area of the property is not guaranteed and is subject to change without notice. The actual area of the property may vary from the area shown on these plans. The area of the property is not guaranteed and is subject to change without notice. The actual area of the property may vary from the area shown on these plans.

**Contact Us:**

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto: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.